

# \$475,000 - 123 Pet Store Way, Edmonton

MLS® #A2188066

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Rural West, Edmonton, Alberta

Turn-Key Pet Franchise Opportunity in Edmonton! \*\*\* Attention PET lovers! \*\*\* The chance to own a PROFITABLE and WELL-ESTABLISHED Franchise in the heart of Edmonton is now available.!

With over 7 years of success, this THRIVING pet store has become a TRUSTED destination for dog and cat owners, offering QUALITY products and services to a LOYAL customer base.

This location presents real GROWTH opportunity with TWO brand-new PET-FRIENDLY CONDO complexes set to open nearby! These residential developments are expected to attract a new stream of potential customers, creating the perfect conditions to BOOST sales and GROW the business. With a focus on pet-loving residents, this is an ideal chance to reinforce the store's reputation as the trusted go-to destination for all their pet care needs. The store is in a PRIME shopping plaza, has great VISABILITY, ample common area PARKING and a next to a BUSY, quick service, anchor tenant!

This is a Share sale and includes ALL equipment, fixtures, furnishings, and approximately \$90,000 worth of inventory (wholesale value). With PROVEN systems in place and a dedicated, WELL-TRAINED team, and HANDS ON training offered, the business ensures a seamless transition for the new owner.

To protect the business's success and



**MaxWell**  
Where Real Estate Happens

**\$475,000**  
MLS #A2188066

**JUST LISTED**

**BUSINESS FOR SALE**

**| ASSET SALE**

**| FRANCHISE PET STORE**

**| EDMONTON, AB**

Asking Price: \$475,000.00 (incl. \$90k inventory)

Unit Size: 1,420 SF

Lease: 31 months +

Gross Rent: \$7,945 (2025)

Op Costs: \$20.57 PSF (incl. in gross rent)





**MaxWell**  
MAXWELL CANYON CREEK  
**TAMMY MACDONALD**  
Associate  
(403) 710-5661 Cell

  
REALTOR

confidentiality, details on the store name and location will be shared only after an application and NDA are completed. Please do not approach the store or staff – Please contact your favorite Realtor for more details!

Built in 2017

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2188066   |
| Price      | \$475,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2017       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 123 Pet Store Way |
| Subdivision | Rural West        |
| City        | Edmonton          |
| County      | Edmonton          |
| Province    | Alberta           |
| Postal Code | T5G 3E5           |

**Exterior**

|                 |       |
|-----------------|-------|
| Lot Description | Paved |
|-----------------|-------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 105                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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