



BUSINESS FOR SALE

COMPLETE TURNKEY PET RETAIL BUSINESS

Includes Inventory



Fully operational pet retail business including approximately \$75,000 in inventory, fixtures, equipment, and an established location in one of South Calgary's fastest-growing communities.

ESTABLISHED SOUTH CALGARY PET RETAIL BUSINESS | Calgary, Alberta

Davin Rowe Director | Business Brokerage
587.896.1142 | drowe@cdnglobal.com

Mahmud Rahman President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

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BUSINESS SUMMARY



BUSINESS OVERVIEW

Size	2,755 SF (826 SF Sublease)
Asking Price	\$140,000 Includes Inventory
Lease Term	Expires June 1, 2030
Rent	\$13,945 (Sublease \$2,900)
Option to Renew	2 x 5 year
Parking	Ample Scramble
Financing	Owner Financing Available
Number of Employees	2
Hours of Operation	Monday-Saturday: 10:00am - 6:00pm Sunday: 11:00am - 5:00pm



POPULATION
3KM
31,943



MEDIAN AGE
35.8



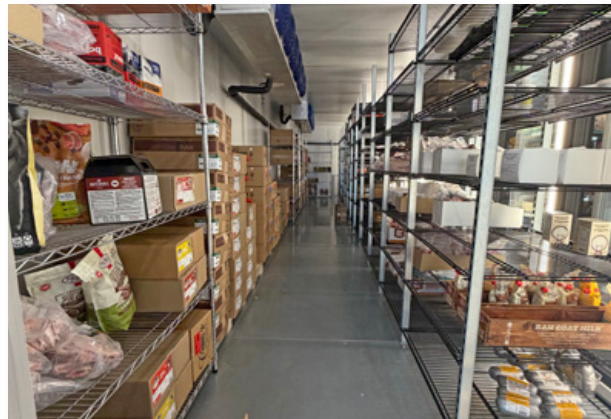
HOUSEHOLD INCOME
\$119,099

BUSINESS FEATURES

- **Motivated seller** offering an exceptional turnkey opportunity for immediate acquisition.
- **Complete business package for \$140,000**, including approximately **\$75,000 in inventory**, fixtures, POS/ computer systems, goodwill, and brand assets.
- **Operate under the existing franchise** or transition to your own independent brand.
- **Large 50-foot walk-in refrigerated display case** and quality leasehold improvements included.
- **Ideal for an owner-operator** or an established pet retailer looking to expand into South Calgary.
- **Surrounded by major retailers, grocery stores, fitness centres, restaurants, and professional services**, generating strong daily traffic.
- **Everything is in place** to launch immediately with minimal startup costs and downtime.
- **Rare opportunity to acquire a fully equipped, inventory-inclusive business** at an attractive all-in price.



INTERIOR FEATURES // Photo Gallery





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5740 2 Street SW, Suite 102, Calgary, AB T2H 1Y6 www.cdnglobal.com

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