

# \$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



*Tammy MacDonald*  
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	201

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.