

780-832-5880

cord@gpremax.com

## MLS # A2266208

## Calgary, Alberta

Inclusions:

N/A



\$250,000

Division: Calgary

Type: Business

Bus. Type: Animal Grooming

Sale/Lease: For Lease

Bldg. Name: 
Bus. Name: 
Size: 1,131 sq.ft.

Zoning: 
Addl. Cost: -

Heating: - Addl. Cost: - Floors: - Based on Year: - Utilities: - Exterior: - Parking: - Lot Size: - Sewer: - Lot Feat: - Lot Feat: - Factor - Lot Feat: - Factor - Fa

Profitable Pet Grooming Salon- Calgary Turnkey, long-established grooming business in a busy Calgary Plaza. Steady gross revenue exceeding \$500,000 per year, currently servicing approximately 30-35 dogs per day. Features 6 grooming stations (with space for 1 more), 2 bath stations, new tankless water heaters, hydraulic grooming tables, upgraded kennels, flooring, lighting and a reception area. Fully staffed with a full-time manager, allowing passive ownership. Excellent exposure. Lease options in place. Water is included in the operating costs! Ideal for owner-operator or investor. Landlord approval required. Do not approach staff, Appointment required.