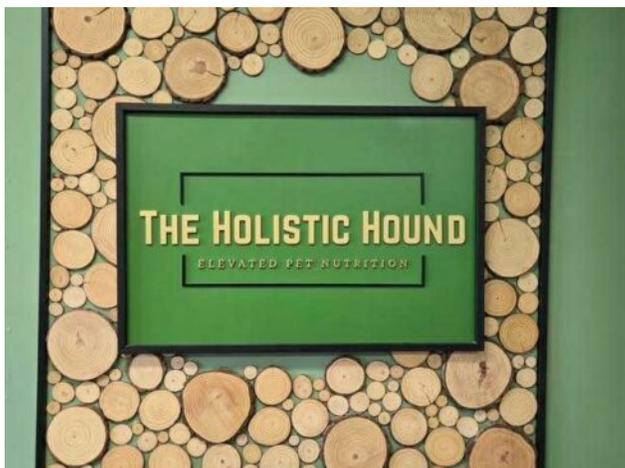


4, 517 10 Avenue
Carstairs, Alberta

MLS # A2282108



\$80,000

Division:	NONE
Type:	Business
Bus. Type:	Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	The Holistic Hound
Size:	1,656 sq.ft.
Zoning:	C-1

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

Inclusions: All Fixtures, Equipment & Chattels (Not Inventory). Inventory is to be sold at full Retail, less the Negotiated Discount, after the inventory Count.

The Holistic Hound is a well-established and respected pet wellness business located in the growing community of Carstairs, Alberta. Known for its focus on natural, holistic, and premium pet products, the business has built a loyal customer base and a strong reputation among pet owners who value quality, health, and personalized service. Established & Profitable Operation The business generates over \$300,000 in annual gross sales, supported by strong repeat clientele, reliable supplier relationships, and consistent demand for premium pet wellness products. These factors contribute to stable operations and ongoing profitability. Specialized Product Offering The Holistic Hound specializes in natural pet foods, raw diets, supplements, treats, and wellness products selected to promote long-term pet health. Its emphasis on education and knowledgeable guidance sets it apart from traditional pet retailers, fostering trust and long-term customer relationships. Strong Community Presence Serving Carstairs and the surrounding areas, the business is deeply rooted in the local community. It functions as more than a retail store—acting as a trusted hub for pet owners focused on animal wellness. Continued regional growth further supports the business’s long-term outlook. Attractive Lease Structure The premises are held under a sublease, with the option for a purchaser to negotiate a direct head lease with the landlord. This provides flexibility, security of tenure, and alignment with future business goals. Turnkey Opportunity with Upside This is a true turnkey operation, allowing a new owner to step in with minimal disruption. Growth opportunities include expanded product lines, enhanced marketing, e-commerce, nutrition consulting, and strategic partnerships such as grooming or veterinary services. Location & Growth Potential Situated north of Calgary, Carstairs is

experiencing steady residential and commercial growth. Rising pet ownership and increased demand for holistic pet care continued to support expansion. Chattels & Equipment Included The sale includes a full complement of retail fixtures and equipment, minimizing startup costs and adding immediate value. Summary The Holistic Hound offers a rare opportunity to acquire a profitable, community-focused pet.