

\$300,000 - 456 Pet Store Avenue, Calgary

MLS® #A2192631

\$300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Calgary International Airport, Calgary, Alberta

**** NEW PRICE ***** This is **WELL BELOW**
COST of a Brand **NEW** store - Gross Sales
over \$1 M, includes \$125k worth of Inventory
and offers Exclusive territory - **WOW!!!!**

Step into a proven, high-performing business
with a secure, exclusive territory and some of
the lowest royalties in the industryâ€™ maximize
profits while benefiting from a well-established
franchise model.

With over \$1 million in annual sales, this
successful Tail Blazers location is a rare
opportunity for a passionate entrepreneur in a
high-demand market. Located in a developing
neighborhood thatâ€™s still building more
homes, thereâ€™s huge growth potential as
more residents move in.

Why This Business Stands Out:

Loyal customer base, established franchise
model, and a distinguished industry reputation.

â€¢ Exclusive Territory â€œ Own the only Tail
Blazers in the area.

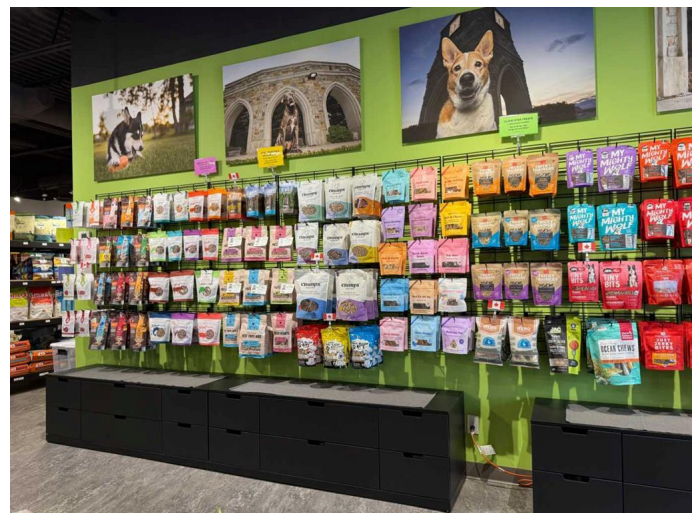
â€¢ Low Royalties â€œ Maximize profits with
an affordable fee structure.

â€¢ Premium 12-Door Walk-In Freezer â€œ
Best selection of raw and frozen pet food in
the area.

â€¢ Seamless Logistics â€œ Double front doors
for easy skid deliveries.

â€¢ Bonus 600 Sq. Ft. Space â€œ Separate
entrance, ideal for pet self-wash, grooming,
storage, or sub-leasing.

â€¢ Secure, Long-Term Lease â€œ 50 months
remaining, with two 5-year renewal options.



â€¢ Growth Potential â€¢ Expand with e-commerce, delivery, and local events

Why Buy Instead of Starting from Scratch?

A new pet retail store costs \$400,000+ and requires months of setup. This fully operational location is already trusted in the community and generating \$1M+ annuallyâ€”giving you a turnkey, profitable business from day one. Includes \$125,000 in inventory, so you can start selling immediately. Instore training will be provided.

Successful applicant must be someone looking to work in the business and plan to be an active part of local community events! They will also have \$100k unencumbered funds to invest with the balance through your lender of choice. Interested Buyers must sign an NDA before accessing financial details.

Please do not approach staff or inquire in store. Call your favorite Realtor to inquire.

Built in 2019

Essential Information

MLS® #	A2192631
Price	\$300,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	456 Pet Store Avenue
Subdivision	Calgary International Airport
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E6W5

Additional Information

Date Listed February 7th, 2025
Days on Market 179

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.