

# \$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.

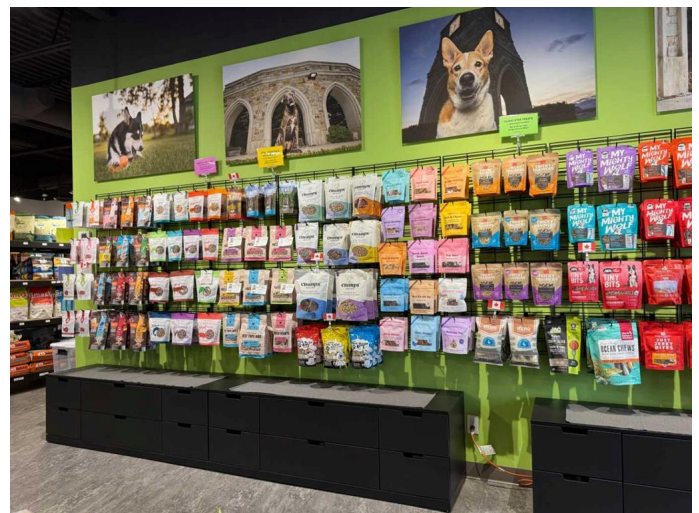
â€¢ Low Royalties â€œ Maximize profits with  
an affordable fee structure.

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        184

**Listing Details**

Listing Office            MaxWell Canyon Creek

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