



## 4720 106 Avenue SE, Calgary AB

Established Dog Daycare/Grooming Business

### PROPERTY DETAILS

Asking Price	\$110,000
Unit Size	4,326± SF
Lease Term	Expires July 31, 2025
Options	Renewal Available
Current Rent	Please Contact
Op Costs	\$13.17 PSF (Est. 2025)
Zoning	I-G

- Fully built-out, turn-key ground-floor unit
- Established business with strong marketing presence (10+ years)
- High client retention potential with transition to new ownership
- Prime exposure on busy 106th Ave
- Polished, professional building with main-level entry and elevator access
- Fully wheelchair accessible
- Highly efficient systems for lower operating costs
- Flexible lease terms starting at just 6 months
- Convenient location near Tim Hortons, Subway, and local amenities



**Mahmud Rahman** VP /Associate

☎ 403.930.8651

✉ mrahman@blackstonecommercial.com

**Peter Seto** Associate

☎ 403.930.8647

✉ pseto@blackstonecommercial.com

Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
☎ 403.214.2344

**BlackstoneCommercial.com**

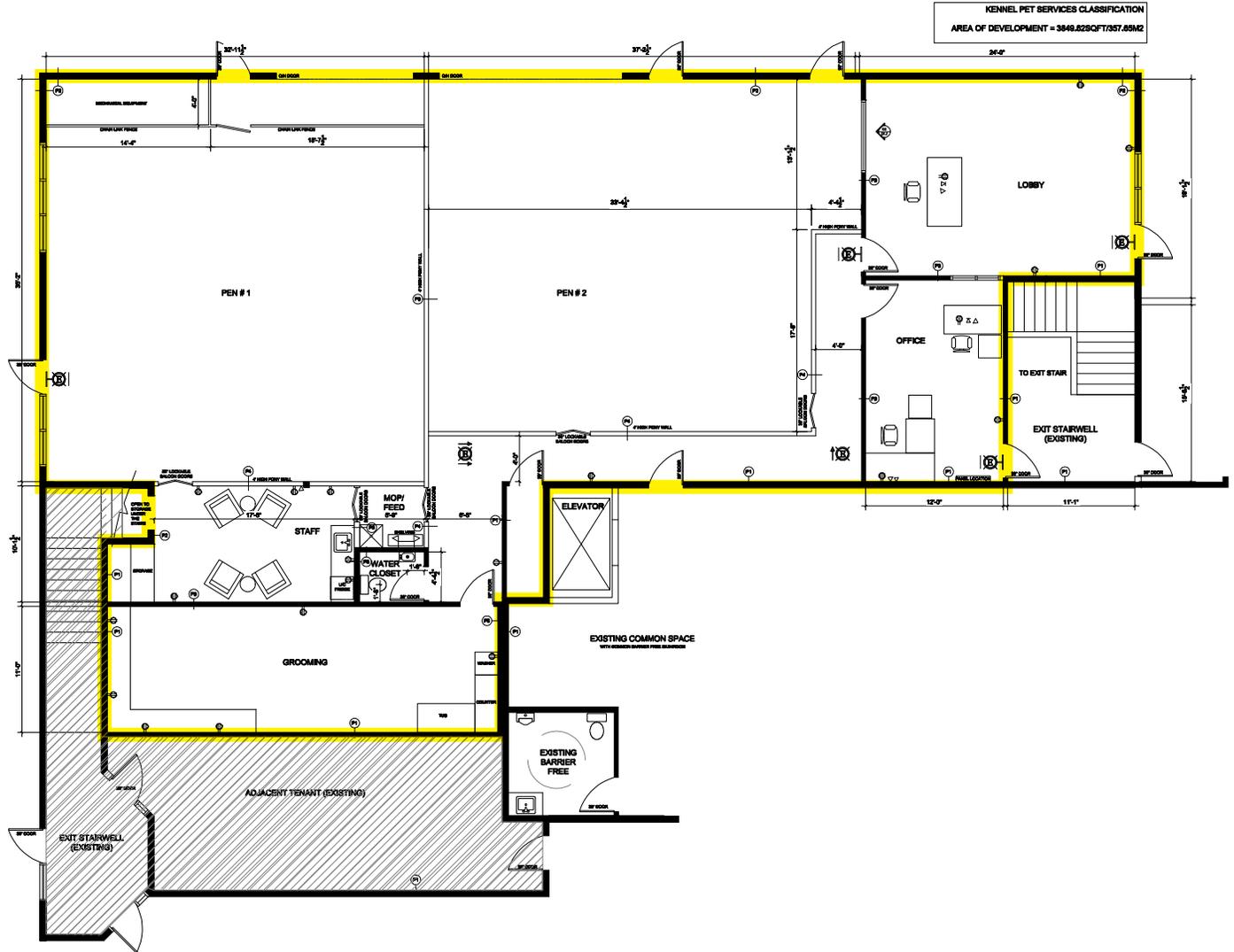
# Business Assets For Sale

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Blackstone



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**NEIGHBORHOOD**  
Shawnessy



**POPULATION 5KM**  
71,255



**MEDIAN AGE**  
40.3



**HOUSEHOLD INCOME**  
\$100,324



**TRAFFIC COUNT**

14,000 VPD | Millrise Blvd & Shawnessy Blvd  
17,000 VPD | Macleod Tr & Shawnessy Blvd



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For more information, please contact one of our associates.

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**Mahmud Rahman** VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com

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