



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	\$3,484/month
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



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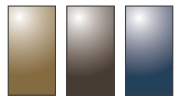
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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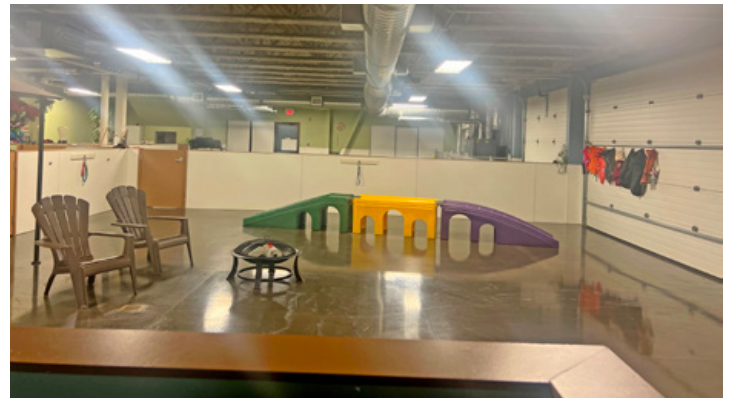
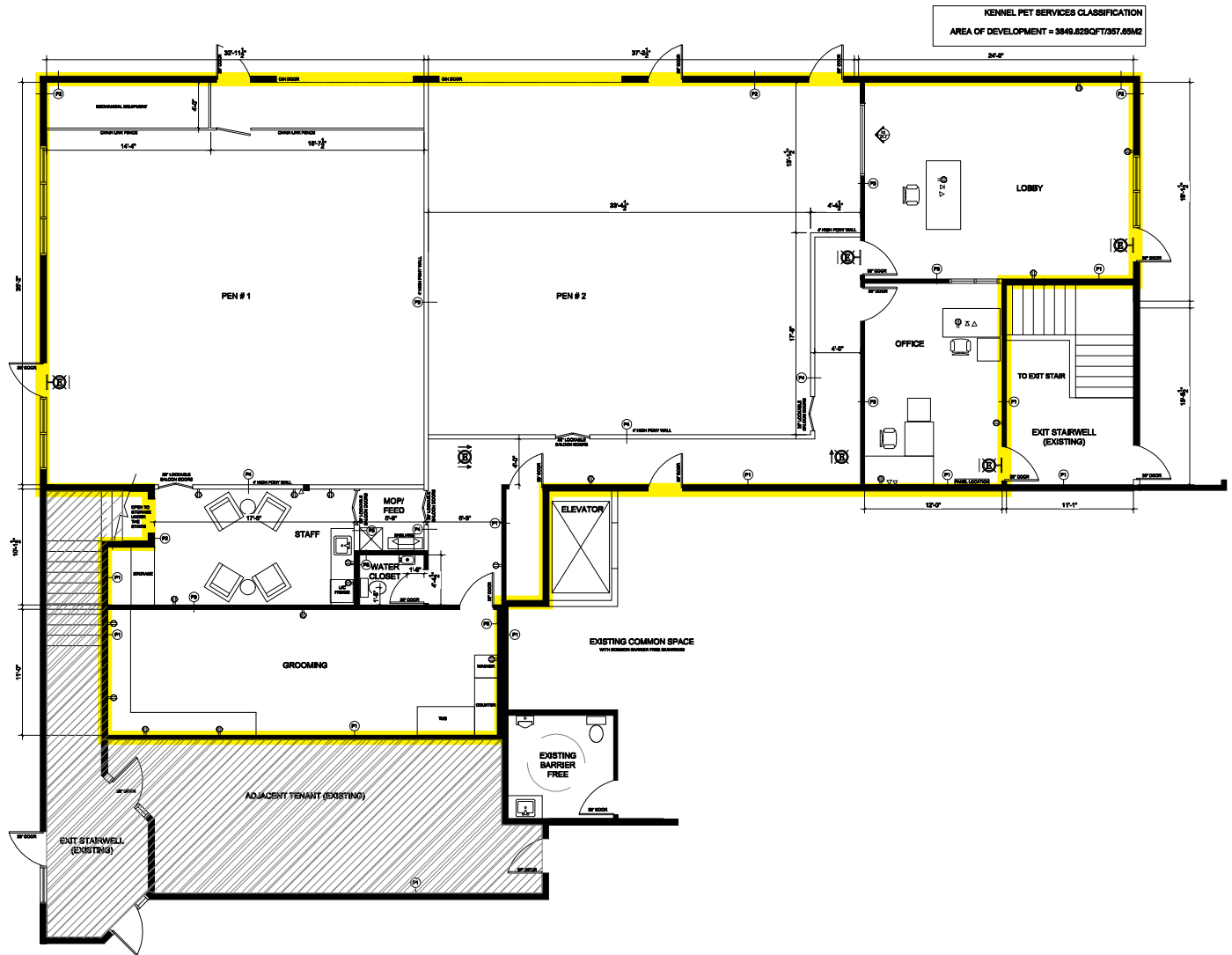
Business Assets For Sale

4720 106 Avenue SE | Calgary, Alberta

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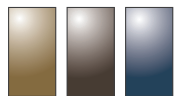
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Business Assets For Sale

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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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