# \$249,000 - N/A, Edmonton

MLS® #A2209073

### \$249,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

N/A, Edmonton, Alberta

\*\* NEW PRICE \*\* Pet Retail Franchise Opportunity – Prime Edmonton Location Business For Sale: Bone & Biscuit | Asking Price: \$249,000 (includes over \$249K in assets)

Location: Edmonton, Alberta | Franchise: Bone & Biscuit Co. | Square Footage: 1,616 sq ft

### **Business Overview:**

Step into ownership of a nationally recognized franchise in the booming pet industry! Bone & Biscuit is a beautifully appointed retail pet store located in a high-traffic, busy grocery anchored plaza and active residential area of Edmonton. The store is part of the established Bone & Biscuit Co. network, known for its curated selection of natural pet foods, treats, and accessories. This location has built a loyal customer base and generated \$440,000+ in annual revenue, with \$250,000 in inventory and assets included in the sale. This is a turnkey opportunity for an owner-operator to step in and grow an already-established business without the startup costs or hassle.

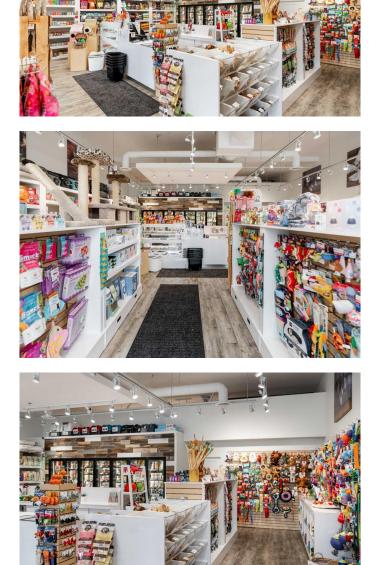
- Investment Highlights:

- National Brand Recognition – Part of the trusted Bone & Biscuit Co. franchise

 Fully Equipped & Stocked – 1,600 sq ft of beautifully designed retail space with over \$100k (wholesale value of inventory)

- Revenue Stream – Over \$440K in sales despite current underperformance

- Prime Location – Excellent walkable foot



traffic, and 3 competitors within 3 km

- Asset-Heavy Sale – Includes \$100K in inventory + \$150K in equipment & fixtures

 Franchisor Support – Training and ongoing operational support provided Growth Potential:

The business is currently underperforming and priced accordingly. With the right owner-operator, this location is primed for a turnaround. Significant opportunity exists to:

- Improve margins and inventory management

- Introduce local marketing & community partnerships

- Expand online presence and delivery services

- Leverage brand equity and national marketing programs

Financial Snapshot:

- Revenue: \$440,370/year

- Offered as a quick Asset Sale – \$272,500

= 30% of start up cost!!

- Asset Value Included: approx. \$250,000

- Balance of Franchise fee included!!! (over \$20k Value!)

- Estimated Build-Out Cost if Starting New: \$400,000+

Don't miss your chance to own a top-tier pet retail franchise in an established residential area. Call your favorite realtor to inquire today to receive the information package.

Built in 2022

# **Essential Information**

MLS® #	A2209073
Price	\$249,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Туре	Commercial
Sub-Type	Retail

Status	Active
Community Information	
Address	N/A
Subdivision	N/A
City	Edmonton
County	Edmonton

# Exterior

Province

Lot Description Paved

## **Additional Information**

Date Listed	April 5th, 2025
Days on Market	80

# **Listing Details**

Listing Office MaxWell Canyon Creek

Alberta

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