

# \$272,500 - N/A, Edmonton

MLS® #A2209073

**\$272,500**

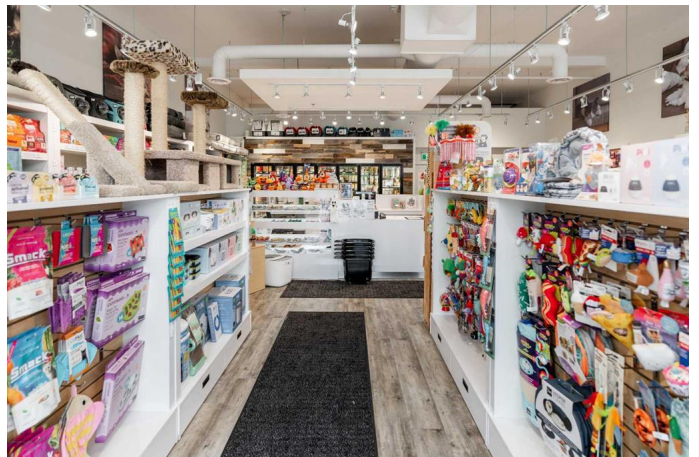
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Edmonton, Alberta

Pet Retail Franchise Opportunity â€™ Prime  
Edmonton Location

Business For Sale: Bone & Biscuit | Asking  
Price: \$272,500 (includes \$272K 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, high-visibility 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 or investor to step in and grow an already-established business without the startup costs or hassle.

## - Investment Highlights:

- National Brand Recognition â€™ Part of the trusted Bone & Biscuit Co. franchise
- Fully Equipped & Staffed â€™ 1,600 sq ft of beautifully designed retail space
- Strong Revenue Stream â€™ Over \$440K in sales despite current underperformance
- Prime Location â€™ Excellent visibility, walkable traffic, and 3 competitors within 3 km
- Asset-Heavy Sale â€™ Includes \$100K in

inventory + \$150K in equipment & fixtures

- Franchise Support " Full training and ongoing operational support available

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 \$22,500

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

- End unit, in shopping plaza, anchored by Grocery and located in the active residential area

Support:

Full Training and transition support will be offered by Franchisor and Seller

Don't miss your chance to own a top-tier pet retail franchise in one of Edmonton's best locations. Call your favorite realtor to inquire today to receive the information package.

Built in 2022

## Essential Information

MLS® #                   A2209073

Price                       \$272,500

Bathrooms               0.00

Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	N/A
Subdivision	N/A
City	Edmonton
County	Edmonton
Province	Alberta

### **Exterior**

Lot Description	Paved
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### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	2

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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