



Edmonton Alberta

\$429,900

Welcome to this spacious commercial condo unit under the roof of a steel structure building complete with metal roof, metal sidings, insulated glass and metal doors, anodized aluminium windows, 12X14 cal overhead door, 200 amp electrical panel, steel tube heater and double compartment sump pit etc. Excessive parking spaces with 3 customer parking spots in front and 2 additional assigned stalls in the complex. Unique interior design & custom built-out facilities specially for pet grooming operation . Major upgrades include: Washable tiled walls & floors to all areas where dogs stay. Eco-friendly HVAC system with 120 MBTU air-force furnace & a 4-ton A/C unit. 60 US gallons hot water tank. Hair interceptor tank. Abundant electrical plugs all around with extras of 30 amp & 220 volts. Window blinds & roller shades. 24 hour monitored security alarm & CCTV camera system. Handicap accessible washroom. Relaxation room & pantry featured with fancy kitchen cabinet set with bathroom with shower Spacious & cozy grooming workshop which can set up to 8 grooming tables. 2 dog-wash rooms, electrical winch for heavy dogs lifting, 3 bath tubs with drain pipelines connected tot he hair interceptor tank, etc. Great opportunity for anyone who is looking to start or expand their pet related business, daycare, animal clinic, etc. (id:6769)

Listing Presented By:



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