



## 4915 52 St Mayerthorpe AB

\$120,000

Turn key dog grooming business with all tools, supplies, building and land for sale in the community of Mayerthorpe. Everything you need to get started or grow your business with a longstanding client list. Current owners have great reputation in community and operate business 3 days a week with enough work to fill the schedule full time if desired. 3 large lots for future expansion. Building had new hot water tank and furnace in 2015, features grooming and cleaning area, entry with till, separate storage and utility room as well as 2 pc bathroom. 200 amp service. C2 Commercial zoning allows for a variety of uses within Mayerthorpe. Located right on the HW 22 pass through with excellent access and exposure. Municipal water/sewer/garbage conveniently all in one bill. New flooring last year. Even includes garden shed and lawn care items, don't miss out!

Listing Presented By:



Originally Listed by:  
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