

## \$99,000 - 4915 52 St, Mayerthorpe

MLS® #E4412029

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Mayerthorpe, Mayerthorpe, AB

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. New furnace blower motor installed Jan 2025. Even includes garden shed and lawn care items, don't miss out!

Built in 1988

### Essential Information

MLS® #	E4412029
Price	\$99,000
Bathrooms	0.00
Acres	0.00
Year Built	1988



Type	Business with Property
Status	Active

### Community Information

Address	4915 52 St
Area	Mayerthorpe
Subdivision	Mayerthorpe
City	Mayerthorpe
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### Exterior

Exterior	Metal
Construction	Metal

### Additional Information

Date Listed	October 29th, 2024
Days on Market	173
Zoning	Zone 70

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Listing information last updated on April 20th, 2025 at 2:32am MDT