



**GRASSROOTS**  
REALTY GROUP

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**114-116 Second Avenue  
Strathmore, Alberta**

**MLS # A2224526**



**\$750,000**

**Division:** Downtown\_Strathmore

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,891 sq.ft.

**Zoning:** Commercial

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt, Metal

**Exterior:** Concrete, Mixed

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** 178 seats

- 1-screen
- 1- lift curtain
- 1- curtain motor
- 3-jbl 4638TH screen speakers
- 1-jbl 4645 sun
- 8- EV surround speakers
- 1-Barco DP2K 10 S digital projector
- 2- Crown RS 2000 amplifiers
- 1- Keltar monitor
- 1- Blu Ray player
- 1- Laptop computer for pre-show music
- 1- Laptop connected to Doremi server
- 1- 6oz popcorn machine
- 1- Gold metal butter dispenser warmer
- 1- Hoshizaki ice machine
- 1- Office safe
- 1- Office desk and chair
- 1- HP fax/copy machine

Step into the spotlight with this box-office gem in the heart of Strathmore! The historic Joyland Movie Theatre is now playing &ldquo;Your Name Here&rdquo;. This unique commercial property offers more than just nostalgia&mdash;it delivers real-world potential with multiple distinct revenue streams. Main Feature: The iconic Joyland Theatre, rich with character and history situated on a prime corner lot with excellent visibility and pedestrian access. Bonus Scene: An additional space with a separate entrance, currently leased and home to a thriving Pilates studio. This bonus area offers immediate passive income Ideal for investors seeking a unique opportunity. With over 5000 sq ft of opportunity, this property has the star power to become a leading attraction in Strathmore&rsquo;s business district. So whether you're looking to reboot a classic or premiere a new concept, Joyland is ready for its next act. The theatre has been a going concern in Strathmore for 100 years. This is a great opportunity to buy a turn key business and start your dream of being a movie entrepreneur. Please do not approach owner or staff directly. Please call your agent for more details.