



GRASSROOTS
REALTY GROUP

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MLS # A2262173

Calgary, Alberta

\$259,800



Division: Calgary
Type: Business
Bus. Type: Recreation
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 4,126 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to include asset/equipment list		

Step into full ownership of a fully operational, turnkey niche business where every detail has been thoughtfully executed. Recently renovated with premium finishes, this expansive 4,126 sq. ft. entertainment venue is situated in a high-traffic northeast corridor, within a vibrant recreational plaza offering excellent visibility and ample parking. With attractive lease terms with the highly competitive lease at just \$7,300/month, inclusive of operating costs—an exceptional value for a property of this size, location, and quality. The modern, immersive entertainment space is stylish with an inviting reception area that sets the tone, leading into an engaging space featuring: electronic darts, basketball machines and 4 advanced multi-sport simulation cages with interactive games like baseball, cricket, lacrosse, and tennis—complete with score tracking and leaderboard functionality for a true competitive edge. Athletes of all ages can also schedule a Focus session for targeted skill development, and enormous growth potential outside of individual training, the facility also offers sports day camps for kids, providing a fun and structured environment where they can develop their skills, stay active, and train alongside peers. Built for Versatility & Events: Perfectly suited for solo visitors, group outings, team parties, or corporate events. The venue includes: Two wheelchair-accessible restrooms, a licensed refreshment area with a liquor license in place. Looking to increase repeat traffic? There's space to add new features—consider a couple of pool tables or other attractions to enhance the offering. Ideal for a family-run operation or partnership! Seller is open to Vendor Take-Back (VTB) financing. This is an amazing opportunity to own a unique entertainment concept with HUGE growth potential. Act quickly—businesses this well-prepared and well-positioned

don't come around often!