



**MLS # A2262173**

**Calgary, Alberta**



**\$259,800**

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

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**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!