



**GRASSROOTS**  
REALTY GROUP

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240, 125 Oakmoor Plaza SW  
Calgary, Alberta

MLS # A2287738



**\$399,000**

Division: Oakridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Oakridge Shopping Centre

Bus. Name: Pozen Yoga

Size: 3,000 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: all items

POZEN yoga & Wellness Studio POZEN yoga offers the opportunity to acquire a premium, non-heated yoga studio and established wellness brand located in the highly desirable community of Oakridge in Southwest Calgary. Purposefully built from the ground up, the studio was designed to deliver a calm, spa-like, and inclusive client experience that differentiates it from traditional boutique fitness studios. The business operates from a professionally designed 2,824 square-foot facility featuring two distinct practice spaces: the Sun Studio, designed for energizing and movement-focused classes, and the Moon Studio, tailored for restorative and relaxation-based programming. This dual-studio layout supports diverse class offerings and flexible scheduling, creating a unique and well-rounded client experience. POZEN is fully operational and stabilized, supported by integrated technology systems, documented operational procedures, and a trained instructor and front-of-house team. Significant capital and strategic planning were invested into the studio's multi-phase design and construction, including custom furniture, sound design, lighting, and climate control systems. Every detail was intentionally selected to create a welcoming, upscale atmosphere that has fostered strong brand loyalty, client retention above industry averages, and consistent growth driven largely through referrals and word-of-mouth. Beyond the physical studio, the brand has successfully expanded into international retreat programming, creating additional high-margin revenue streams and strengthening brand reach. The business presents multiple growth opportunities, including expanding class offerings, introducing reformer Pilates (with mat Pilates already proven and popular), hosting workshops and corporate wellness partnerships, and capitalizing on ongoing residential

development within the surrounding community. Major start-up challenges have already been addressed, including build-out execution, technology integration, brand development, and operational refinement over nearly two years. This positions a new owner to step into a professionally built and well-established platform without the risks typically associated with launching a new studio. This opportunity is well suited for an owner-operator, lifestyle buyer, or strategic wellness operator seeking a premium, turn-key studio with strong community presence and clear upside potential. The business is structured with trained staff and workflows in place, allowing a new owner to be as hands-on or hands-off as desired. Additional details are available upon signing a confidentiality agreement.