



GRASSROOTS
REALTY GROUP

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123 Sports Avenue
Edmonton, Alberta

MLS # A2199963



\$499,000

Division:	Calder
Type:	Business
Bus. Type:	Fitness,Hobby,Mixed,Recreation ,Retail ,Sporting Goods
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,813 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Online Store & Equipment List (To be provided on request)		

Looking for a profitable business in the sports and recreation industry? This is your chance to own a well-established, industry-leading retail store with over five years of success. Located in a high-traffic area with excellent exposure, this 2,813 sq. ft. store offers top-brand equipment, apparel, and accessories for all levels of sports enthusiasts. With a loyal customer base, strong social media presence (4.9-star ratings), and a prime location with 75,000 vehicles passing by daily, the business is poised for continued growth. This turnkey operation includes an experienced team, and the current owner is committed to a smooth transition with training and support. The property is secured under a long-term lease, with a monthly rent of \$8,204.58, expiring April 1, 2030. *** INVENTORY IS EXTRA approximately \$450K and Seller is open to VTB on INVENTORY.*** Don't miss this rare opportunity to own a thriving sports and recreation business! *** This is business assets sale only, real property is not included. ***