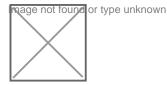


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RECREATION FOR LEASE

Commercial Real Estate > Commercial Property for Lease



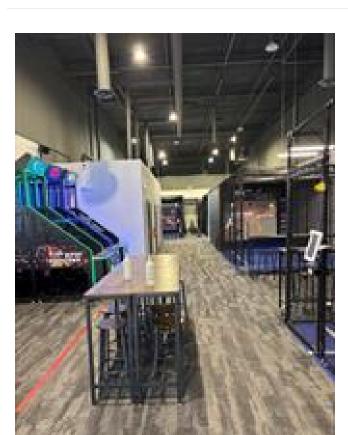
LocationCalgary, Alberta

Listing ID:

32398

MLS ID: A2262173

\$179,800



- ≗ JIM LEE
- **2** (403) 617-0438
- □ Century 21 Bravo Realty
- **403-250-2882**
- d Calgary , Alberta

Transaction Type

For Lease

Lease Frequency

Monthly

Property Type

Commercial

Building Area (Sq. M.)

383.31

Reports

Formal Lease

Days On Market

65

Year Built

1976

Property Sub Type

Business

Inclusions

Seller to include asset/equipment list

Lease Amount

7350.00

Structure Type

Sports and Recreation

Building Area (Sq. Ft.)

4126.00

Restrictions

Landlord Approval

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!

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