

# \$499,000 - 123 Sports Avenue, Edmonton

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MLS® #A2199963

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Calder, Edmonton, Alberta

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. \*\*\*



Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2199963  |
| Price     | \$499,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|            |            |
|------------|------------|
| Year Built | 2021       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 123 Sports Avenue |
| Subdivision | Calder            |
| City        | Edmonton          |
| County      | Edmonton          |
| Province    | Alberta           |
| Postal Code | T5E 0N3           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 124             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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