# \$199,800 - N/A, Calgary

MLS® #A2262173

## \$199,800

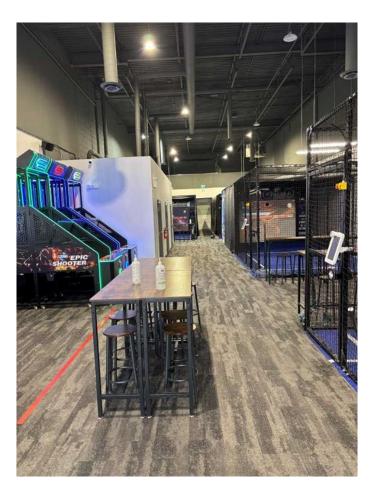
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

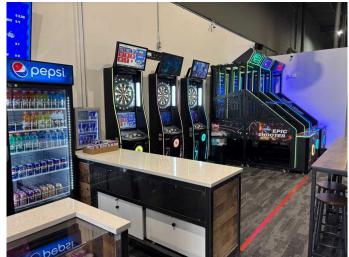
N/A, Calgary, Alberta

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 costsâ€"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 tennisâ€"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 featuresâ€"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 quicklyâ€"businesses this well-prepared and well-positioned don't come around often!

Built in 1976

#### **Essential Information**

MLS® # A2262173 Price \$199.800

Bathrooms 0.00 Acres 0.00 Year Built 1976

Type Commercial
Sub-Type Business
Status Active

## **Community Information**

Address N/A Subdivision N/A

City Calgary
County Calgary
Province Alberta

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 32

### **Listing Details**

Listing Office Century 21 Bravo Realty

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