

\$199,800 - N/A, Calgary

MLS® #A2262173

\$199,800

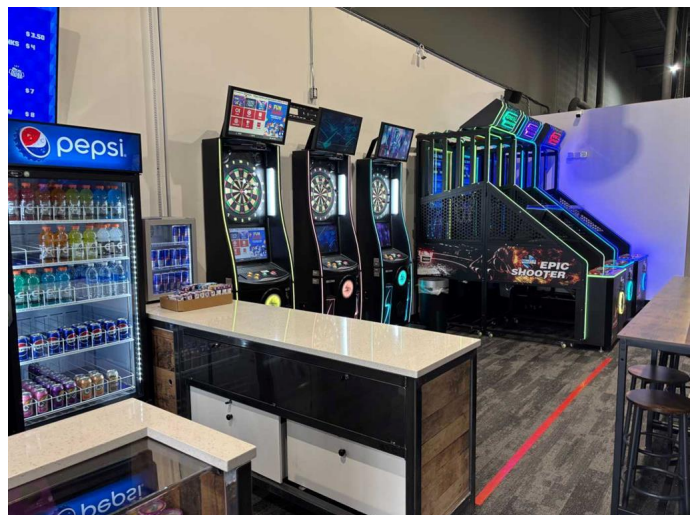
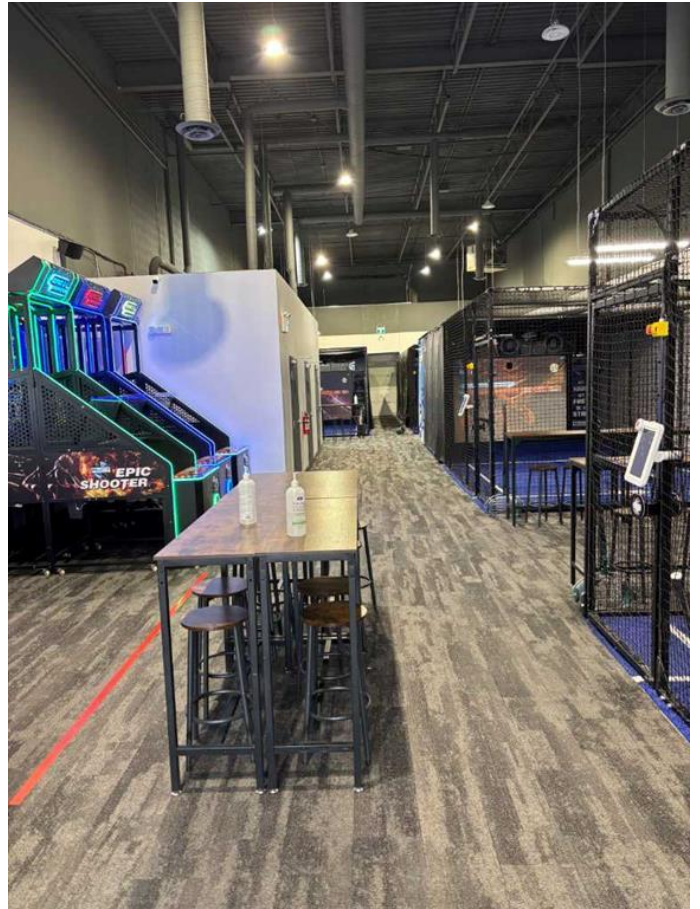
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

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 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!

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	19

Listing Details

Listing Office	Century 21 Bravo Realty
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