

\$499,000 - 123 Sports Avenue, Edmonton

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 | 105 |

Listing Details

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

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