

# \$565,000 - 123 Sports Avenue, Edmonton

---

MLS® #A2199963

**\$565,000**

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.\*\*\*

Donâ€™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	\$565,000
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	63

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.