

# \$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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