



GRASSROOTS
REALTY GROUP

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300, 6940 Fisher Road SE
Calgary, Alberta

MLS # A2331986



\$599,000

Division:	Fairview Industrial
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage, Recreation, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,875 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

Zero Latency OnTilt Calgary is a rare opportunity to acquire a unique entertainment and hospitality business located at 300, 6940 Fisher Road SE, Calgary, Alberta. This is not a typical bar or recreation business. It combines free-roam virtual reality, arcade-style entertainment, a fully licensed lounge, and strong group event appeal in one flexible operation. The business is built around immersive, untethered virtual reality experiences where guests can move freely through a large game space with friends, family, coworkers, or private groups. The concept is highly engaging, easy to understand, and well suited to today's experience-based entertainment market. In addition to the VR component, Zero Latency OnTilt Calgary offers an arcade and lounge area with classic pinball, retro gaming, pool, shuffleboard, and a licensed space where guests can relax before or after their experience. This creates multiple ways to attract customers, including casual walk-ins, birthdays, family outings, date nights, private parties, corporate events, and team-building bookings. The operation also benefits from a small, manageable food and beverage component that can be run without the need for a formal chef or large kitchen staff. A new owner could continue with the existing service model or explore ways to expand the food and beverage offering, subject to all required approvals. This is a strong opportunity for an ambitious owner-operator, hospitality group, entertainment operator, or entrepreneur looking for a business with personality, built-in infrastructure, and room to grow. The combination of virtual reality, licensed lounge, arcade entertainment, and event potential gives this business several revenue channels beyond a standard bar or restaurant model. With reasonable rent, a distinctive concept, and the ability to serve both consumer and corporate markets, Zero

Latency OnTilt Calgary offers a compelling platform for a new owner to take the business to the next level. There may also be potential to open a second location with additional equipment, providing further upside for a buyer who wants to grow the brand and expand the concept into another market. This is a very cool business opportunity that needs to be seen and understood in person. Please contact us for additional information or to arrange a private showing.