



GRASSROOTS
REALTY GROUP

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MLS # A2345672

Calgary, Alberta



\$499,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,946 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide asset/equipment list		

Are you passionate about fitness, motivation, and helping people achieve their health and physique goals? This established franchise fitness centre presents an exciting opportunity for a new owner to step into an operating business and build upon its existing membership base and momentum. Thoughtfully designed and professionally built out and recently renovated with all new equipment! It is the same ownership since 2020, this approximately 1,946 SF fitness centre currently has 225+ members and continues to grow with revenues increasing roughly 10% over the last 3 years. The space provides a ready-to-operate fitness environment, allowing a new owner to focus on serving members and growing the business rather than investing the significant time and capital required to build a new facility from the ground up. The business is ideally situated in a high-visibility destination plaza along an extremely busy main thoroughfare, with tens of thousands of vehicles passing the area daily. Its accessible location and strong exposure make it easy for both existing and prospective members to find. Adding to the appeal is a recently renewed lease at approximately \$7,100 per month, including operating costs, with an option to renew. The business operates under a recognizable fitness franchise brand, providing the benefit of established branding, franchise support, and an existing business model, with a 7% franchise royalty. The Seller is also prepared to stay on and assist with training and transitioning the new owner, providing valuable continuity and support during the change of ownership. For the right buyer, this opportunity offers the ability to save considerable time, money, and effort compared with starting a fitness business from scratch. The facility is already built out, the membership base is established, the franchise infrastructure is in place, and the business is

ready for its next owner. Step into an established fitness operation and start building on its existing foundation from day one.