



GRASSROOTS
REALTY GROUP

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MLS # A2346299

Calgary, Alberta



\$649,900

Division: Calgary
Type: Business
Bus. Type: Fitness
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,461 sq.ft.
Zoning: -

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

Inclusions: equipment list will be provided of offer acceptance

Rare opportunity to acquire a profitable, fully operational HOTWORX franchise in a prime SE Calgary quadrant! Skip the startup hassle, high construction costs, and long lease negotiations. This premium, turnkey boutique fitness studio is fully built, equipped, and operational from Day 1. HOTWORX is a revolutionary fitness concept combining infrared heat, energy, and exercise through a patent-pending "3D Training" method. Members enjoy 24/7 access to 15-minute HIIT and 30-minute isometric workouts led by virtual instructors. This innovative model requires minimal staffing, keeping overhead and labor costs incredibly low. It is an ideal setup for a semi-absentee owner or a passionate owner-operator looking to scale. Situated in a high-traffic, rapidly growing SE Calgary commercial hub, this studio benefits from excellent visibility, an anchored retail surroundings, and ample free parking. The sale includes an established base of recurring membership revenue, top-of-the-line proprietary infrared saunas, fitness equipment, and full corporate training support. The current owner is highly motivated, ensuring a smooth and seamless transition. Tap into Calgary's booming wellness market today!

Property / Business Highlights: Location: Prime, high-density commercial plaza in Southeast Calgary
Operational Model: Highly automated with virtual instructors and 24/7 digital member access
Staffing: Low labor costs; can be run with minimal on-site staff hours
Assets Included: All proprietary infrared saunas, gym equipment, fixtures, and franchise rights transfer
Growth Potential: Immediate room to scale through local corporate partnerships and targeted community marketing
Inclusions: All leasehold improvements, specialized franchise equipment, active membership contracts, and transitional training. **Exclusions:** Financial statements and lease details available

upon signing a Non-Disclosure Agreement (NDA).