

Courtesy Of Graham Hein Of Real Broker

## \$215,500 - Na Trail, Edmonton

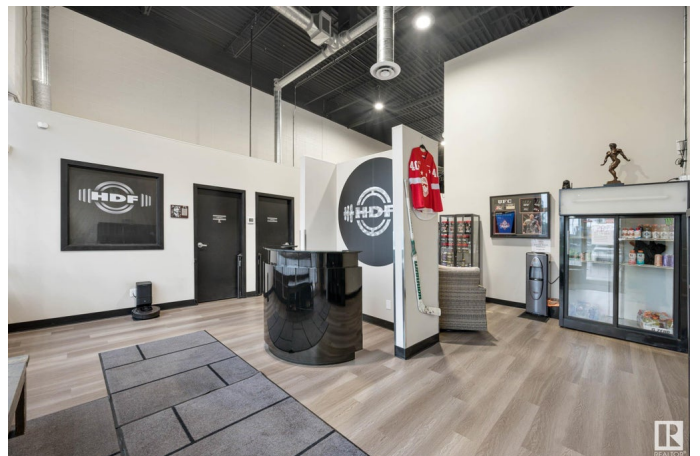
MLS® #E4415003

**\$215,500**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Brown Industrial, Edmonton, AB

Make your passion your business! This pristine, meticulously maintained and well established private workout facility offers a turnkey business opportunity requiring minimal initial effort from the new owner. A location with great exposure along St. Albert Trail, the gym boasts a loyal membership base with high retention rates and lots of room for potential membership growth. A thoughtful equipment floorplan allows for ample space for Personal Training opportunities. Recently constructed in June 2020, this facility has a weight training area of 3800 sq feet plus a 500 sq foot mezzanine housing the cardio equipment and additional fitness space. Easy to clean spacious M/F locker rooms with showers, front entrance/merchandise space, two 100 sq foot private offices, laundry facility and a large storage space with potential conversion to alternate use. Top of the line, commercial grade equipment, UMAX dumbbells, barbells and plate weights in excellent like new and regularly serviced.



### Essential Information

MLS® #	E4415003
Price	\$215,500
Bathrooms	0.00
Acres	0.00

Type	Business
Status	Active

### **Community Information**

Address	Na Trail
Area	Edmonton
Subdivision	Brown Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4S5

### **Additional Information**

Date Listed	November 30th, 2024
Days on Market	137
Zoning	Zone 40

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 5:47am MDT