

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

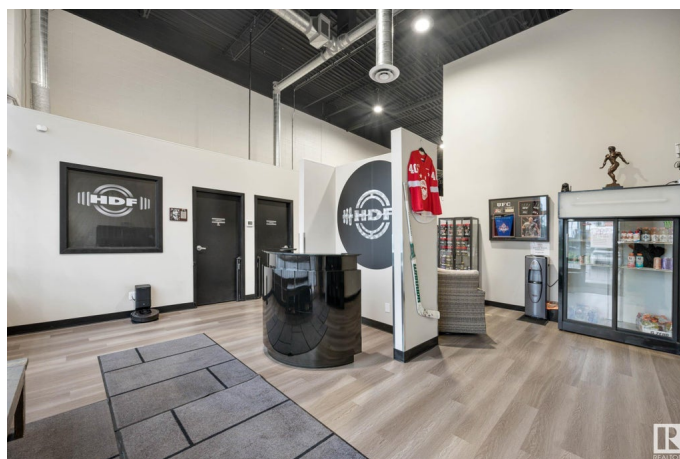
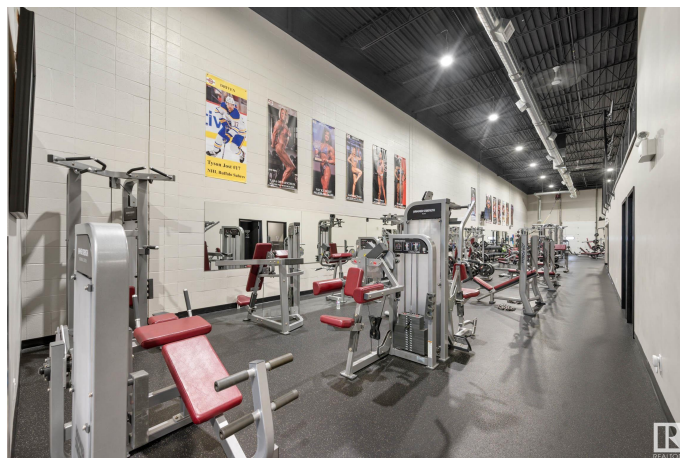
MLS® #E4415003

**\$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 | 153                 |
| Zoning         | Zone 40             |

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Listing information last updated on May 2nd, 2025 at 6:32pm MDT