

**FOR SALE**

**\$99,900 + Inventory**



## ENTERTAINMENT BUSINESS (DREAM ESCAPE) & RETAIL

5025 50 Avenue, Leduc, Alberta (Gateway Centre)

**RE/MAX Excellence Commercial Division is pleased to present an exciting entertainment and business opportunity in the heart of Leduc.**

Discover an exciting business opportunity in the heart of Leduc with this well-established escape room & gaming lounge. This turnkey operation spans 4,341 square feet of leased commercial space & features four fully built & uniquely themed escape rooms, each designed to provide immersive and engaging experiences for all ages.

In addition to the escape room attractions, the business includes a thriving retail component offering a curated selection of board games, as well as regular in-store gaming events that draw a loyal and growing customer base.

The layout is thoughtfully designed, with a welcoming reception area, retail display sections, & private rooms for both escape game scenarios & hosted gaming activities. With streamlined operational systems already in place, this is a low-barrier opportunity for a new owner to step in & continue growing the brand.

Whether you are an entrepreneur, investor, or gaming enthusiast, this business offers a rare blend of entertainment, retail & event-hosting potential.



**View On Maps**



**Mortgage  
Calculator**



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# PROPERTY DETAILS



Dream Escape is positioned within Leduc's Gateway Centre—a high-visibility commercial plaza with direct frontage on 50 Avenue and easy access from 50 Street. These two major arterial roads provide strong daily traffic flow and connect the location to downtown Leduc, Highway 2, and the Edmonton International Airport, all within a 5-10 minute drive.

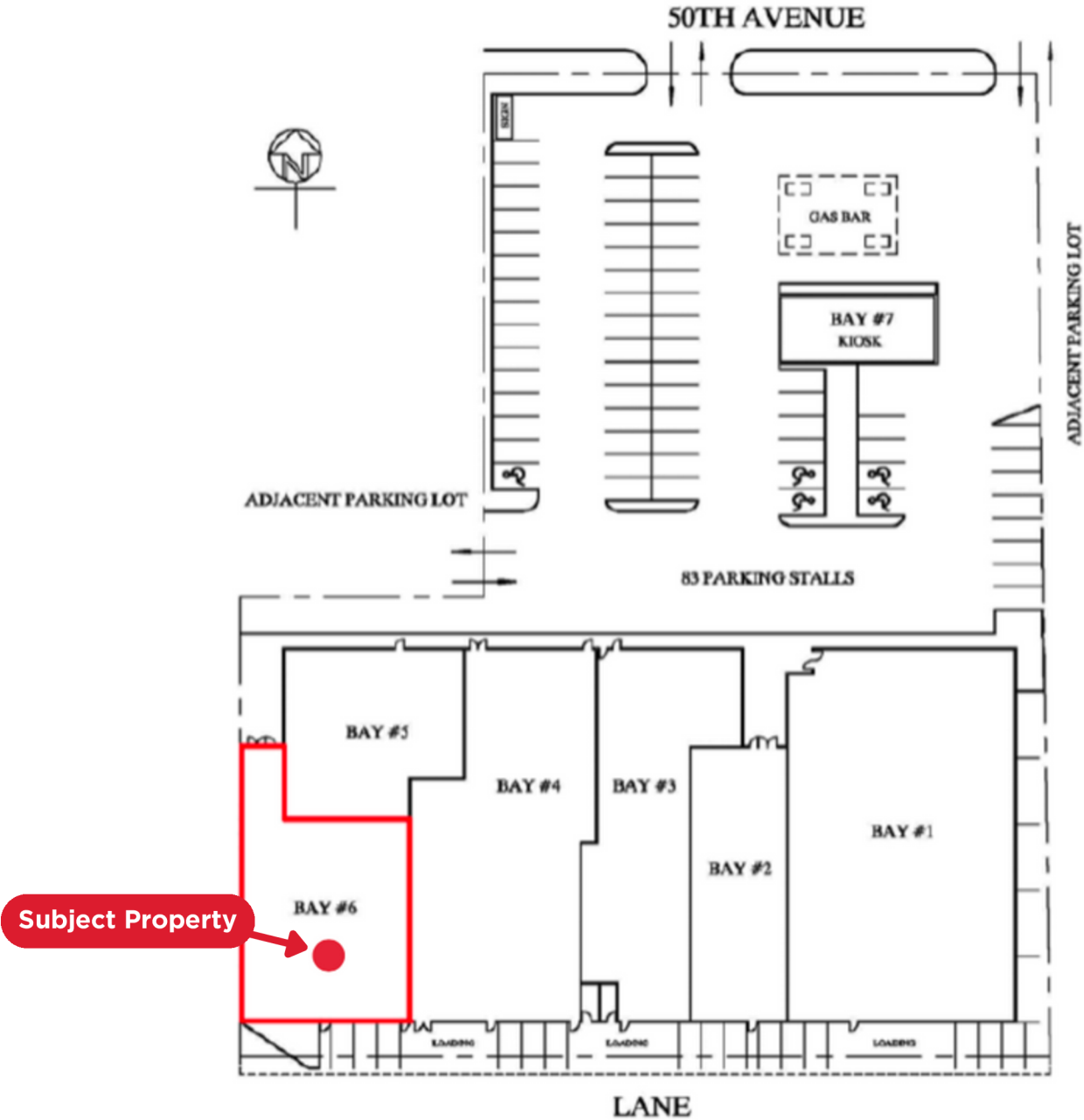
The property is also in close proximity to Leduc Common, the Civic Centre, the Recreation Centre, and several schools, making it a convenient and well-connected destination for families, students, and professionals throughout the area.

<b>Price</b>	\$99,900 plus Inventory of ±\$50,000
<b>Address</b>	5025 50 Avenue, Leduc, Alberta (Gateway Centre)
<b>Legal Description</b>	Plan 15TR Block 33 Lot 2
<b>Lease Area</b>	± 4,341 SF
<b>Lease Rate</b>	\$10.00/SF

<b>CAM</b>	\$6.50 SF Includes: Insurance; Property Taxes; Repairs & Maintenance; Utilities; Management Fees.
<b>Operation</b>	8 Years
<b>Reason Of Sale</b>	Family transfer to another area of Alberta
<b>NDA</b>	Must be signed prior to release of any Financial Information
<b>Proof Of Funds</b>	Must be provided (50%) down payment if Bank Financing is required.



# DEMOGRAPHICS



**POPULATION**  
38,543 (2024)  
Leduc Area



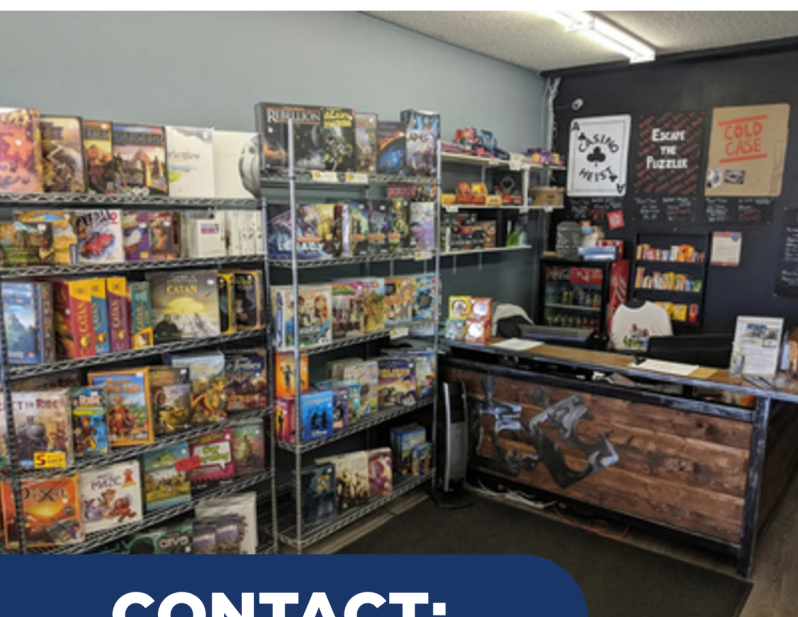
**COMMUTE**  
88%  
By Car



**HOUSING**  
69.4% Owners  
30.6% Renters



**INCOME**  
Individual: \$48.0k  
Family: \$95.1k



## CONTACT:

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