

**FOR SALE**

**\$99,900 + Inventory**



50TH AVE

QUEEN ELIZABETH II HWY

**Subject Property  
± 4,341 SF**

City Life

Tempo Gas Bar

Press'd Sandwich Shop

Indian Grill and Bistro

UPS Store

Best Western Premier Denham Inn & Suites

Grizzly Cubs Den Indoor Playground And Cafe

Boston Pizza

Evolution Sports Excellence

## ENTERTAINMENT BUSINESS (DREAM ESCAPE) & RETAIL

5025 50 Avenue, Leduc, Alberta (Gateway Centre)

### Property Highlights

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

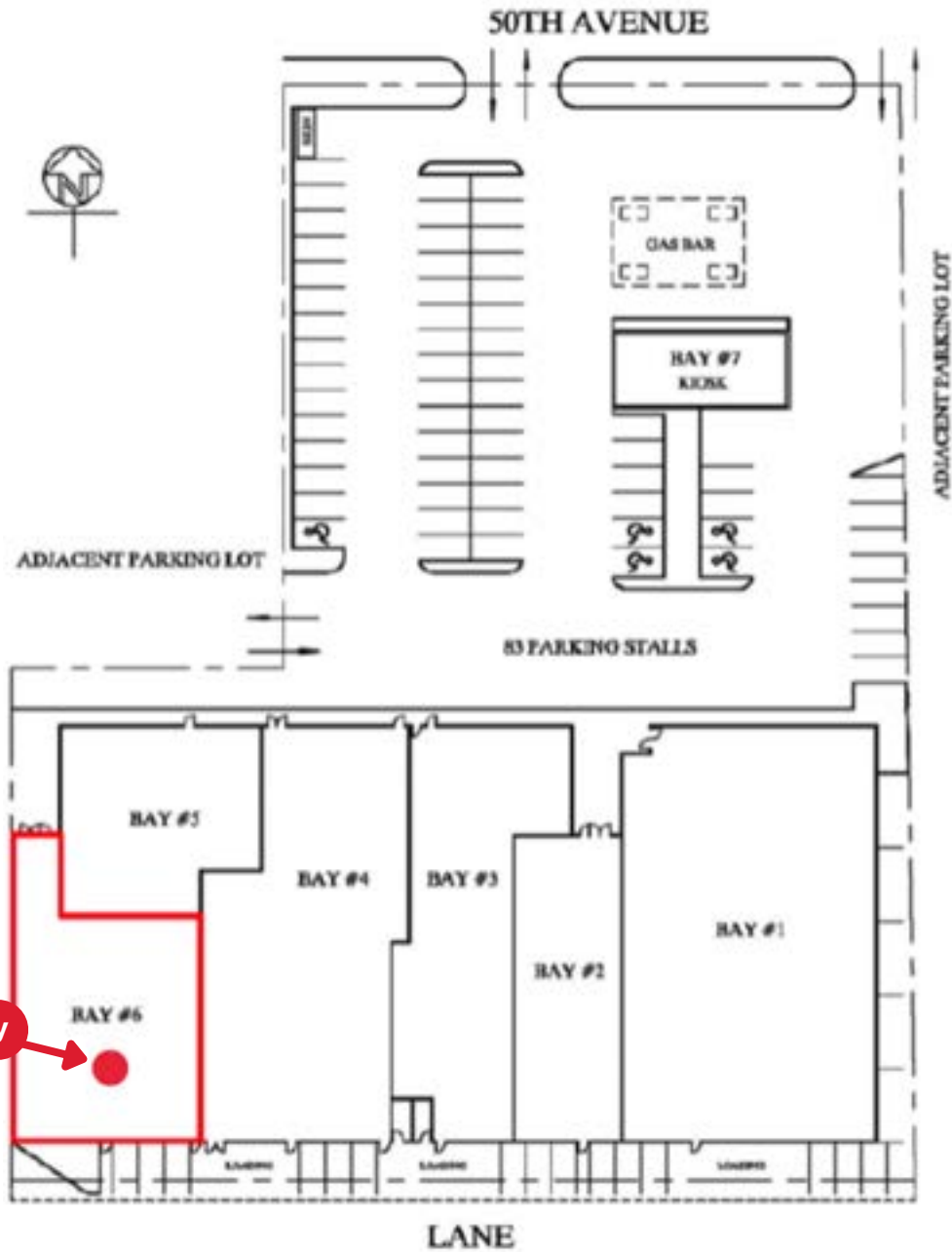


Dream Escape is positioned within Leduc's Gateway Centre—a high-visibility commercial plaza with direct frontage on 50 Avenue and easy access from 50 Street. These two major arterial roads provide strong daily traffic flow and connect the location to downtown Leduc, Highway 2, and the Edmonton International 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>CAM</b>	\$6.50 SF Includes: Insurance; Property Taxes; Repairs & Maintenance; Utilities; Management Fees.
<b>Address</b>	5025 50 Avenue, Leduc, Alberta (Gateway Centre)	<b>Operation</b>	8 Years
<b>Legal Description</b>	Plan 15TR Block 33 Lot 2	<b>Reason Of Sale</b>	Family transfer to another area of Alberta
<b>Lease Area</b>	± 4,341 SF	<b>NDA</b>	Must be signed prior to release of any Financial Information
<b>Lease Rate</b>	\$10.00/SF	<b>Proof Of Funds</b>	Must be provided (50%) down payment if Bank Financing is required.

# DEMOGRAPHICS



Subject Property



## POPULATION

38,543 (2024)  
Leduc Area



## COMMUTE

88%  
By Car



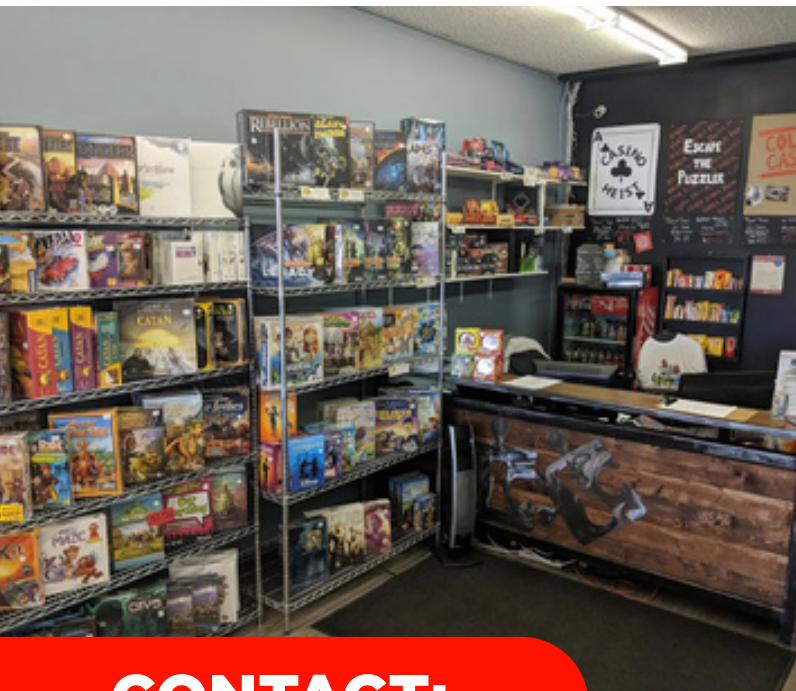
## HOUSING

69.4% Owners  
30.6% Renters



## INCOME

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



## CONTACT:

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