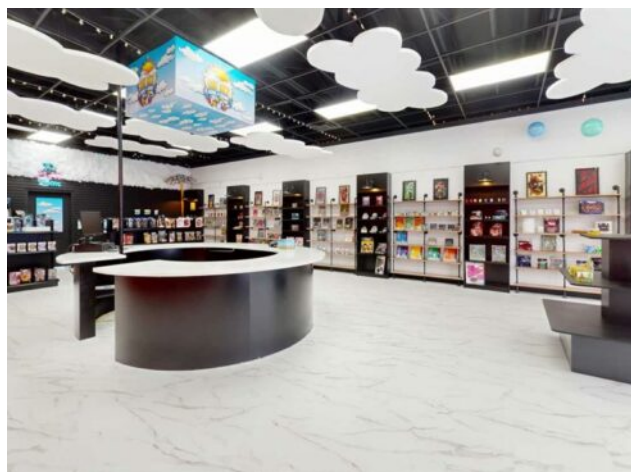


**10210 101 Avenue
Lac La Biche, Alberta**

MLS # A2276058



\$75,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	Commercial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Contact listing agent

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Big Sky Games offers a strong opportunity to acquire a beautifully built-out retail and gaming space with significant upside. The current owners invested substantial capital into creating a fresh, modern, and inviting storefront, but the business has not yet been fully marketed or expanded, allowing a new owner to step in and grow the concept. The asking price of \$75,000 includes inventory, leasehold improvements, and the Point of Sale system. The approximately 1,800 square foot storefront features new flooring, new lighting, custom-built shelving, and a professionally designed customer service desk. The space is turnkey and ready for immediate operation, saving a buyer the cost and time of building out a retail location from scratch. The existing merchandise mix could also be expanded to include children's toys or additional complementary product lines. The rear portion of the premises includes several additional rooms that could be converted into gaming rooms for tabletop and social games or sub-leased to generate additional income. This business is well suited for an owner interested in community-based gaming who is willing to actively market and develop the store. With the foundation already in place, this opportunity allows a new owner to focus on growth and customer engagement rather than construction.