

# \$750,000 - 114-116 Second Avenue, Strathmore

MLS® #A2224526

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown\_Strathmore, Strathmore, Alberta

Step into the spotlight with this box-office gem in the heart of Strathmore! The historic Joyland Movie Theatre is now playing "Your Next Investment Opportunity." This unique commercial property offers more than just nostalgia—it delivers real-world potential with two distinct revenue streams. Main Feature: The iconic Joyland Theatre, rich with character and history situated on a high-traffic street with excellent visibility and pedestrian access. Bonus Scene: An additional space with a separate entrance, currently leased and home to a thriving Pilates studio. This bonus area offers immediate passive income Ideal for investors seeking a unique opportunity. With over 5000 sq ft of opportunity, this property has the star power to become a leading attraction in Strathmore's business district. So whether you're looking to reboot a classic or premiere a new concept, Joyland is ready for its next act. The theatre has been a going concern in Strathmore for 100 years. This is a great opportunity to buy a turn key business and start your dream of being an entrepreneur or add this to your investment portfolio. Please do not approach owner or staff directly. Please call your agent for any inquiries.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2224526  |
| Price  | \$750,000 |

|           |            |
|-----------|------------|
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Business   |
| Status    | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 114-116 Second Avenue |
| Subdivision | Downtown_Strathmore   |
| City        | Strathmore            |
| County      | Wheatland County      |
| Province    | Alberta               |
| Postal Code | T1P 1K3               |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt, Metal  |
| Construction | Concrete, Mixed |
| Foundation   | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 82             |
| Zoning         | Commercial     |

### Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate-Drumheller |
|----------------|----------------------------------------------|

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