

**For
Sale**

Jim-Bows Archery

Calgary, AB



JIM-BOWS ARCHERY



Business, Assets & Good Will

VIDEO ▶

For More Info.

Davin Rowe *Business Strategy Advisor*

📞 403.930.8646

✉ drowe@blackstonecommercial.com

Mahmud Rahman *VP/Associate*

📞 403.930.8651

✉ mrahman@blackstonecommercial.com

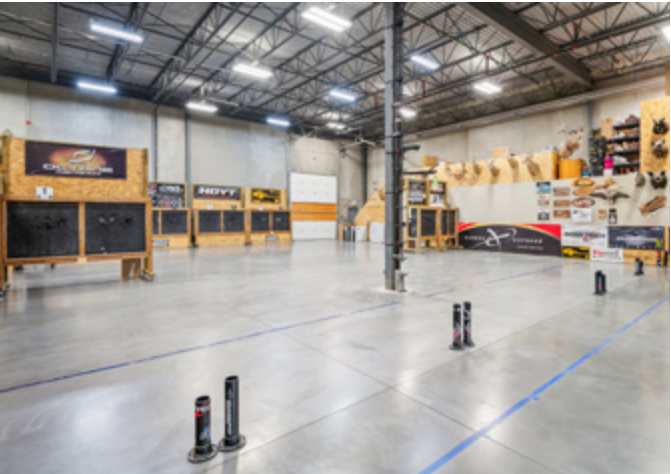




Property Details

Address:	620 46th Avenue NE, Calgary, AB
Sale Price:	\$1,000,000.00 (Plus Inventory)
Unit Size:	8,190 SF + Second Floor Mezzanine
Net Rent:	\$114,660/annum (\$17 psf/month)
Op Costs:	\$71,000/annum (Est.) - (\$8.87 PSF/Month)
Option Period:	2 – 5 yr renewal options
Lease Expiry:	September 30, 2029
Gross Sales:	\$2,784,597.00 (2024)
Zoning:	I-G (Industrial General)
Company Established:	1999

- Business Type:**
- Retail
 - Pro shop
 - Archery lane
 - Lessons
 - Target league
 - Archery club
-







Demographics *(within 3 km)*



NEIGHBORHOOD
Highland Park



POPULATION
45,384



MEDIAN AGE
38.5



HOUSEHOLD INCOME
\$75,894

Shops & Vendors In The Area

1.



5.



2.



6.



3.



7.



4.



8.



Traffic Count

4,000 VPD
6 St. & 45 Ave. NE

21,000 VPD
Edmonton Tr. & Greenview S



Thank you for your interest!

For More Info.

Davin Rowe *Business Strategy Advisor*

P 403.930.8646

E drowe@blackstonecommercial.com

Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

