

**114-116 Second Avenue
Strathmore, Alberta**

MLS # A2224526



\$750,000

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt, Metal	Utilities:	-
Exterior:	Concrete, Mixed	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	178 seats 1-screen 1- lift curtain 1- curtain motor 3-jbl 4638TH screen speakers 1-jbl 4645 sun 8- EV surround speakers 1-Barco DP2K 10 S digital projector Step into the spotlight with this box-office gem in the heart of Strathmore! The historic Joyland Movie Theatre is now playing “Your Name Engraved Herein” This unique commercial property offers more than just nostalgia—it delivers real-world potential with multiple distinct revenue streams. Main Feature: The iconic Joyland Theatre, rich with character and history situated on a prime corner lot 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 a theatre entrepreneur. Add this to your investment portfolio. Please do not approach owner or staff directly. Please call your agent for any inquiries. 1- 6oz popcorn machine 1- Gold metal butter dispenser warmer 1- Hoshizaki ice machine 1- Office safe 1- Office desk and chair 1- HP fax/copy machine		