

3, 4948 126 Avenue SE  
Calgary, Alberta

MLS # A2282140

**\$349,000**



**CODE NINJA**

**Division:** Shepard Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** Code Ninjas

**Size:** 2,102 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SCHEDULE A- EQUIPMENTS LIST WILL BE PROVIDED

Exceptional opportunity to acquire a well-known Code Ninjas kids' coding & STEM education business in SE Calgary near 126 Ave SE, surrounded by strong residential density and established commercial amenities. This franchise-style concept is designed for scalable growth with recurring monthly memberships, camps, and after-school programs. Prime SE Calgary location with excellent access to key corridors and daily-traffic drivers. Convenient for families coming from McKenzie Towne, McKenzie Lake, Copperfield, Mahogany, New Brighton, Auburn Bay, Cranston, Deer Run, Queensland, Sundance, and nearby SE communities, plus strong reach into growing areas along major routes. Why this commercial district works: High visibility and easy access in a retail/commercial node with steady daily activity. Surrounded by family-focused neighbourhoods that support ongoing enrolment and repeat business. Close to schools, daycares, fitness, restaurants, grocery and major shopping—ideal for "drop-off and run errands" convenience. Strong demographic profile in SE Calgary with many young families and working professionals seeking enrichment programs. Operations are supported by proven curriculum, brand recognition, and structured programming, making it suitable for an owner-operator or an investor with a manager/instructors in place. Potential to expand through birthday parties, camps, school partnerships, and corporate/municipal programs. Business sale only—no real property included. Training and transition support to be provided. Confidentiality agreement required for detailed financials and tours. Please do not approach staff or visit the business without an appointment through the listing agent.