

BUSINESS FOR SALE

TREEHOUSE INDOOR PLAYGROUND

10181 34 Avenue NW | Edmonton | AB

10,000 SF TURNKEY INDOOR
PLAYGROUND BUSINESS



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OMADA COMMERCIAL

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- Established indoor children's playground in South Edmonton
- Turnkey opportunity with extensive play structures and improvements
- Excellent family-oriented business with strong community recognition
- Large 10,000 SF facility
- High visibility location with ample customer parking
- Opportunity for birthday parties, private events, camps and café revenue
- Well-maintained leasehold improvements included
- Options to purchase assets and convert into similar or other business ventures including Daycare

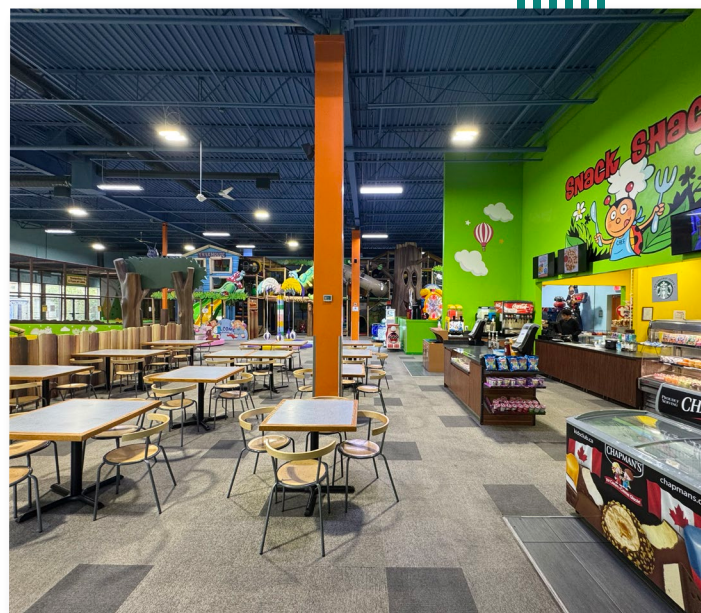
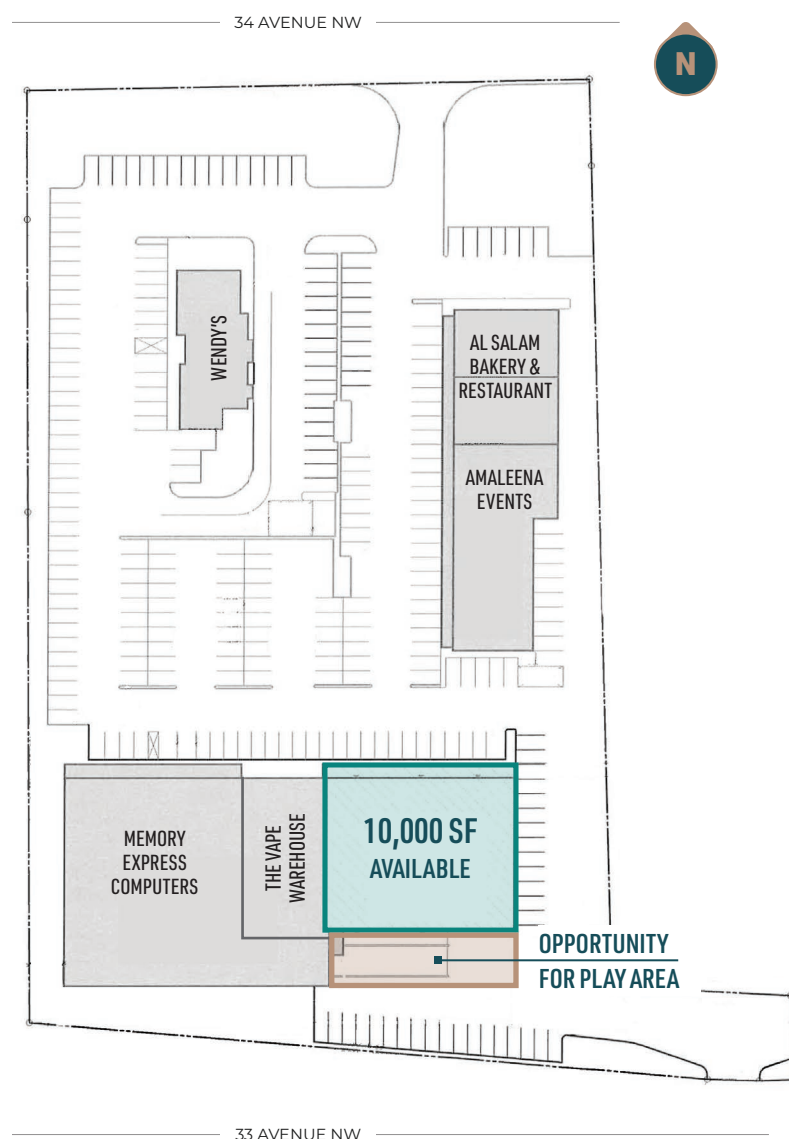
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THE OPPORTUNITY

Leasable Area	10,000 SF	Lease	Existing lease to be assigned (subject to landlord approval)
Available	Immediately	Sale Price	\$350,000
Municipal	10181 34 Avenue NW, Edmonton, AB	Parking	Ample surface parking
Base Rent	\$18.90 PSF (2026)	Utilities	Tenant responsibility
Additional Rent	\$10.17 PSF (2026)	Revenue	Available upon request

SITE PLAN



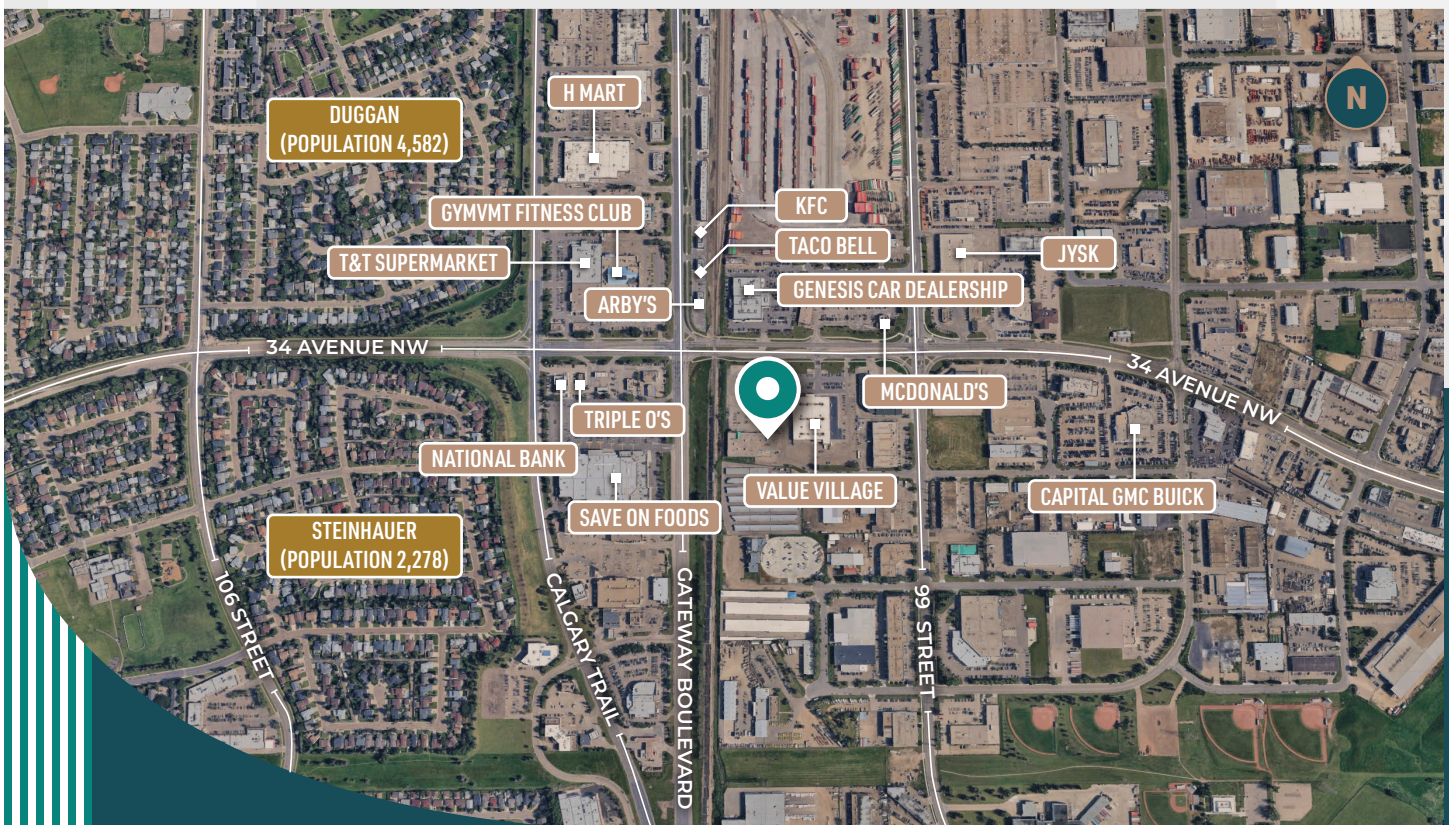
MARKET INSIGHT

RARE OPPORTUNITY TO ACQUIRE A FULLY EQUIPPED INDOOR CHILDREN'S PLAYGROUND WITH STRONG REVENUE POTENTIAL AND DAYCARE CONVERSION OPTIONS

Take advantage of this rare opportunity to acquire a fully fixtured indoor children's playground in one of South Edmonton's established commercial corridors. Treehouse Indoor Playground has built a recognizable brand within the community and offers multiple revenue streams including daily admissions, birthday parties, group bookings, camps and food & beverage sales.

The approximately 10,000 square foot facility provides an excellent foundation for an owner-operator or investor looking to enter the growing family entertainment sector without the significant capital costs associated with building a new facility. Alternatively, this could be extremely well suited and converted into a daycare facility. Located in a well-established retail node with excellent accessibility, strong surrounding residential neighbourhoods and ample parking, Treehouse is positioned to continue serving Edmonton families while offering significant opportunities for future growth.

LOCATION OVERVIEW



HIGH TRAFFIC
LOCATION



ESTABLISHED FAMILY
ENTERTAINMENT BUSINESS



AMPLE
PARKING

AREA DEMOGRAPHICS

2 KM RADIUS

39,710

DAYTIME POPULATION

20,410 residents
13.4% growth (2018-2025)
13.7% projected growth (2025-2030)

\$106,186

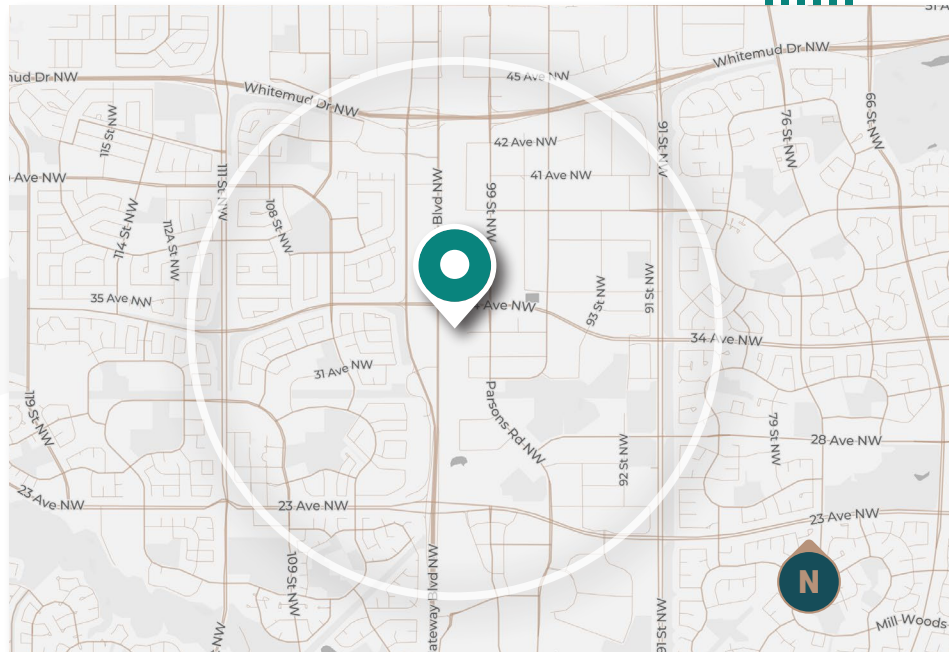
AVERAGE HOUSEHOLD INCOME

7,921 total households
25.4% earn \$60 - \$100,000
39.1% earn \$100,000+

31.0%

20-39 YEARS OLD

19.1% - 0-19 years old
22.9% - 40-59 years old
27.0% - 60+ years old



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