



AREA 11

BUSINESS FOR SALE

Premium Indoor Training Facility

50 Borden Ave S, Unit 3, Kitchener



**CUSHMAN &
WAKEFIELD**
Waterloo Region

High-Performance Indoor Sports & Training Facility

Area 11 is a **well-established indoor sports training facility serving the cricket, baseball, softball, and slo-pitch** communities across the **Waterloo Region and Wellington County**. The facility **operates 24/7** and supports athletes of all ages and skill levels through individual training, team practices, group bookings, events, and recreational play.

Known for its strong community presence and growing reputation, Area 11 has built an established customer base and strong online visibility within the local sports market.



Trusted by the Community



★ 4.9 Google Maps Rating
Backed by 140+ verified reviews

 1,000+ Bookings Completed
Successfully delivered and managed to date

 Official Team Partnerships
Contracted with 12+ cricket & softball teams for the 2025-2026 season

 Proud Partner of WRCL
In collaboration with the Waterloo Region Cricket League

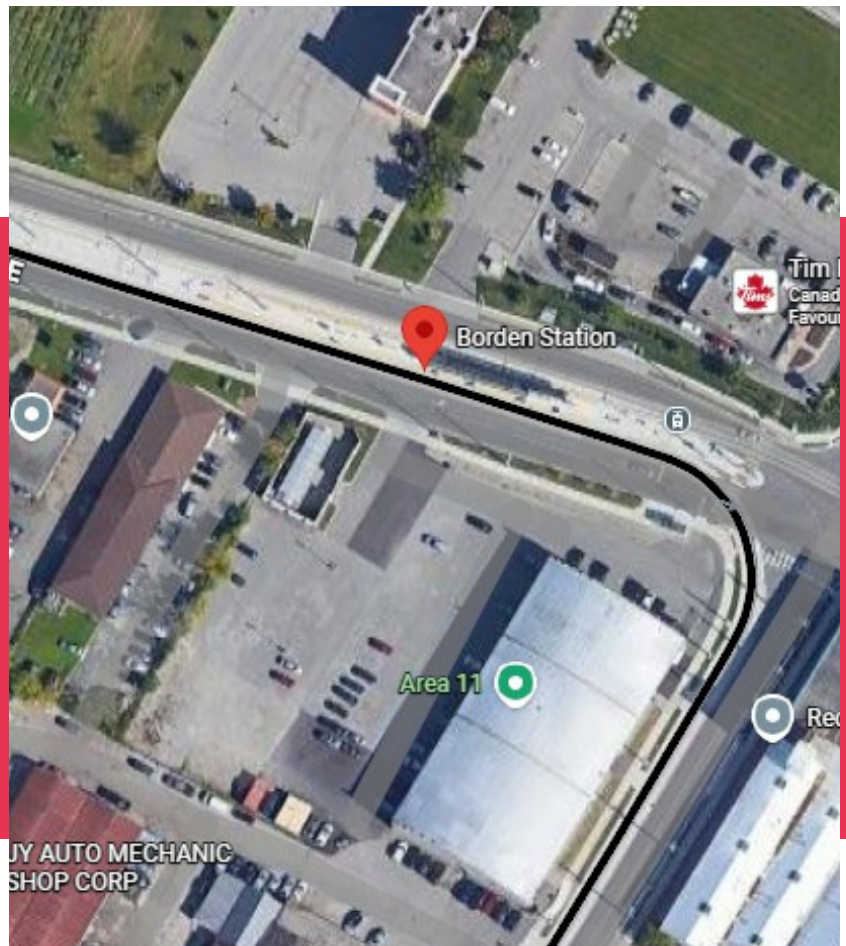
BUSINESS & SUBLEASE SPECIFICATIONS



Unit Area	6,096 SF
Ceiling	20'-40' +
Sub-Lease Rate	\$12.00 SF
Additional Rent	\$6.40 SF
Business Sale Price	\$99,999

In the Area

- LRT and Bus stations steps away
- Ample On-site parking and easy connectivity
- Minutes from downtown and HWY-8
- less then 10 Min to HWY 401



Business Highlights

- 🔑 **Turnkey Operation:** Fully set up and ready for immediate ownership
- 🕒 **24/7 Operating Model:** Flexible, around-the-clock revenue potential
- 📈 **Established Brand & Customer Base:** Built-in recognition with returning customers
- 🎯 **Equipment Included:** Essential equipment and operational assets included in the sale
- 📍 **Lease Already Secured:** Existing lease in place for a smooth transition
- 🔥 **Strong Local Demand:** Growing market interest with proven community traction



BUSINESS & REVENUE OPPORTUNITIES

Team Training & Group Play – Ideal for team rentals, league practices, and group sessions with consistent demand from clubs and organizations

Baseball & Softball Training Revenue – Turnkey batting cages suited for memberships, lessons, clinics, and pay-per-use bookings

Cricket Training & League Use – Dedicated lanes with run-up space and bowling machines to capture growing cricket demand

Individual Training & Skill Development – Private coaching and skill development programs supporting year-round booking revenue

Diverse offering - ability to offer multiple training service

Highlights

- Serves cricket, baseball, softball, and slo-pitch communities
- Supports individual users, teams, leagues, and events
- Strong partnerships with respected local and national coaches
- Affiliations with current and former members of Cricket Canada
- Title sponsor of the Area 11 Gladiators high-performance cricket team
- Established local demand and growing brand recognition



FACILITY FEATURES

 **Professional pitching machines:**
consistent, high-rep training

 **Sport-specific training zones:**
fully equipped for performance development

 **Configurable batting cages:**
built for individuals, groups & teams

 **Flexible training space:**
drills, coaching & recreational play

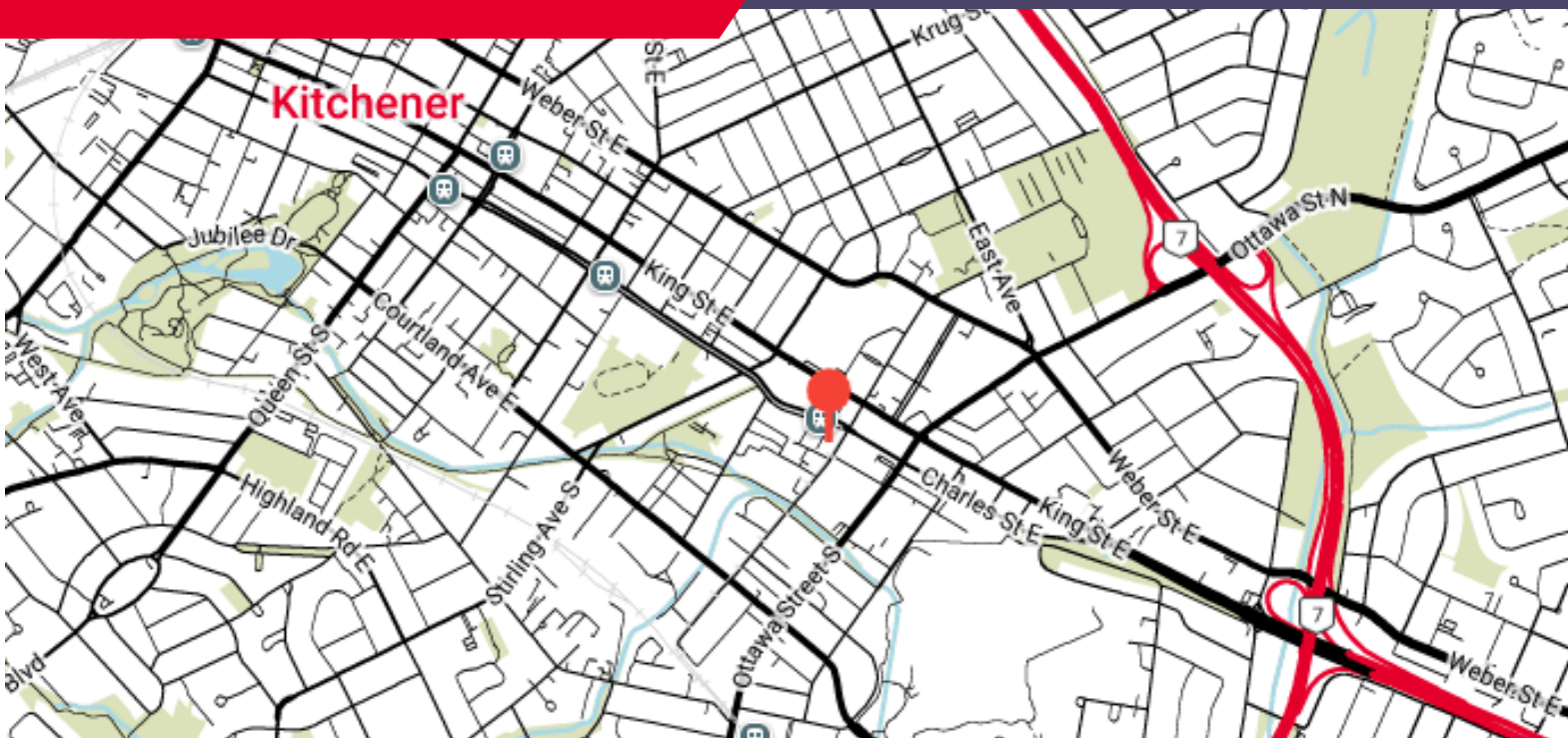
 **All skill levels welcome:**
from beginners to elite athletes

WHAT'S INCLUDED

- Turf, nets & training machines
- Camera system & access setup
- Brand assets, website & social media
- Training equipment & essentials



Downtown Kitchener



CONTACT



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Website - Business For Sale



Website - Sub-Lease



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