

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,200,000
LOT SIZE:	9.47 Acres
BUILDING SIZE:	54,547 SF

PROPERTY HIGHLIGHTS

- 4,200-Seat Arena
- Over 9 Acres of Land
- Flexible Event Space
- Floor Refrigeration for Ice Surface
- 5,000 SF Utility Building
- Year-Round Usability
- Institutional & Investor Appeal
- Strong Structural Integrity
- Significant Upside Potential ‘
- New Roof (2024)

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PROPERTY DESCRIPTION

SVN The Masiello Group is pleased to offer for sale this unique and historic 4,200-seat sports and event venue, presenting a rare opportunity for investors, operators, or institutions seeking a flexible and high-capacity facility. The offering includes the entirety of the real property, spanning over 9 acres, with ample on-site parking and infrastructure to support a wide range of uses.

Long known for hockey, this property features a well-maintained main arena, built to accommodate a variety of large-scale events, from concerts and sporting events to tradeshow, exhibitions, and community gatherings. In addition to the main venue, the sale includes a 5,000-square-foot engineered utility building, providing valuable support space for maintenance equipment. In addition, there are accommodations for up to 30 athletes or performers.

On-site facilities further enhance the versatility of the property, making it well-suited for both public and private events throughout the year. The venue is also capable of accommodating an ice surface as needed, allowing for even greater programming flexibility.

This is a rare chance to acquire a legacy asset with strong bones and significant upside potential in a variety of market sectors. Additional information and photos available upon request from prospective buyers.