



For Sale

CLEARWATER PROPERTIES GROUP PRESENTS 2628 BILL OWENS PKWY, LONGVIEW, TX

Prime Commercial Investment – Thriving Health & Fitness Center with Real Estate* Unlock an incredible opportunity to own a ****turnkey health club and commercial property**** in a prime location! This well-established fitness center offers a diverse range of amenities and income streams, combining a fully operational gym business with existing tenancies for an investor or owner-operator.



972.948.6562



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Spanning an impressive space, this multi-purpose facility includes: a 135,000-gallon swimming pool with surrounding decking, a fenced playground area for added community engagement, a welcoming lobby, coffee café, and lounge area, multiple aerobic and yoga studios, expansive weight and exercise rooms, an indoor track, sauna and spa rooms, plus locker rooms with showers, racquetball courts and an indoor basketball court, also used for pickleball sessions, Club offices, kitchen, dining area, and ample storage space. Adding to the appeal, the property backs up to city-maintained greenspace with direct access to the Paul G. Boorman Trail, perfect for walking, running, and outdoor fitness activities. Nearby, the Stragent Dog Parks provide additional community draw. Whether you're looking to expand your investment portfolio or take ownership of a dynamic fitness business, this versatile commercial property presents limitless potential in a growing market. Don't miss this rare chance to own a property that promotes health, wellness, and community engagement!



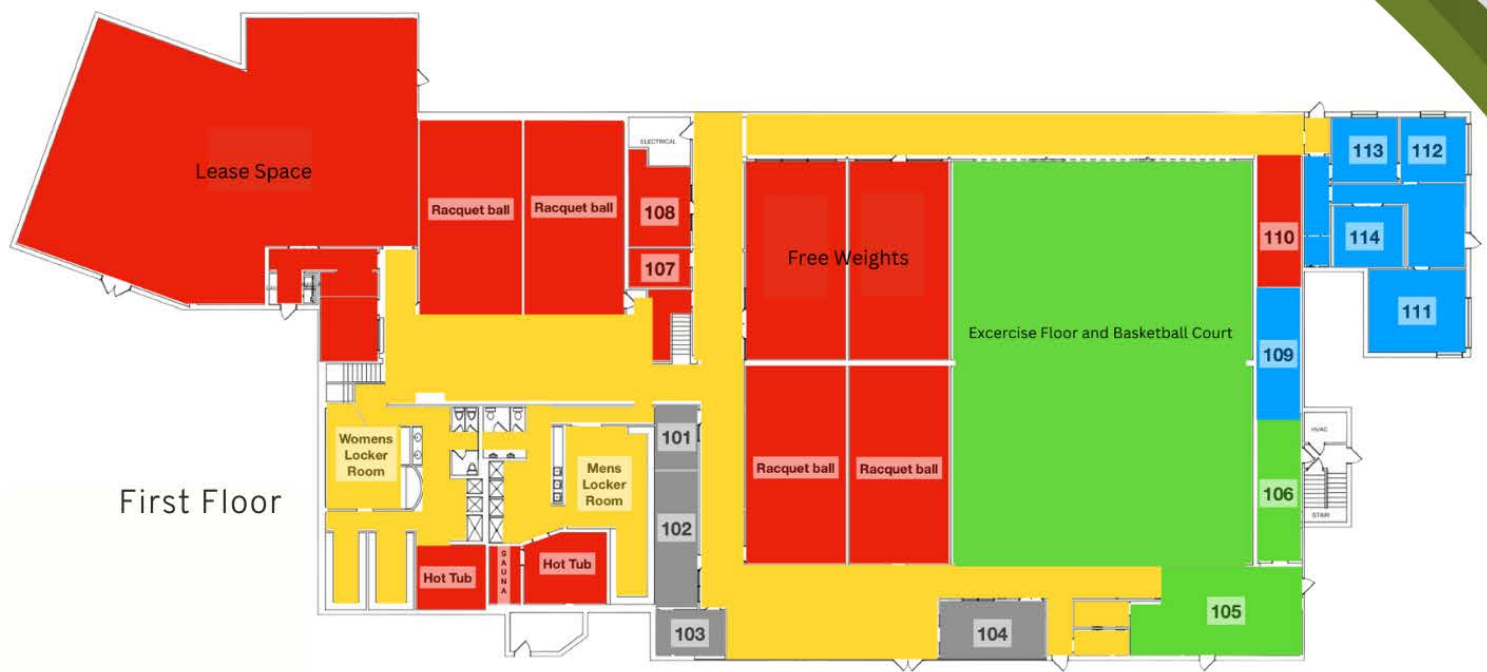
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A Track runs the perimeter of the right half of the building on the upper floor



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