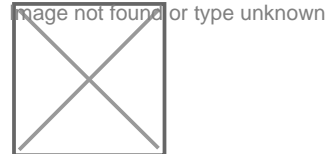


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CANNABIS FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30835

MLS ID:
A2227624

\$89,000



 **SATYAM BANSAL**
 (587) 971-7998

 TREC The Real Estate Company
 403-270-4060

 6707 Elbow Drive SW, Calgary , Alberta T2V 0E5

Transaction Type For Lease	Days On Market 63	Lease Amount 5711.00
Lease Frequency Monthly	Subdivision Kelvin Grove	Building Type Commercial Mix,High Rise,Major Shopping,Retail,Strip Mall
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1387.00	Building Area (Sq. M.) 128.86	Inclusions N/A
Restrictions Call Lister,None Known	Reports Call Lister	

This is a rare opportunity to acquire a fully licensed cannabis retail store located on high-traffic Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this boutique-style store features a beautifully designed interior with over \$450,000 invested in custom construction, finishes, and compliance. Originally a 1990s office, the space has been fully transformed into an upscale and fully compliant cannabis retail environment. The store includes a high-tech security vault, a kitchen, a dedicated office, and an additional multipurpose room, offering flexibility for operations and future growth. The zoning is approved for cannabis retail, and all permits and infrastructure are in place—making this a highly attractive asset sale for a new operator. Strategically positioned on a major commuter corridor, this is the only cannabis store along Elbow Drive for approximately 6 km in either direction, offering excellent exposure and untapped market potential. All retail fixtures, displays, and equipment are included in the sale. A signed Confidentiality Agreement (NDA) is required to access further details, including financials and private showing.

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