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## CANNABIS,OTHER FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
33132


**MLS ID:**  
A2273798

**\$149,990**



 **JATINDER SINGH**  
 (403) 228-5557

 REMAX Innovations  
 403-228-5557

 1433 17 Avenue SW, Calgary , Alberta T2T 0E1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 2101.67
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Bankview	<b>Year Built</b> 1910
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 485.00	<b>Building Area (Sq. M.)</b> 45.06	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

15 YEARS ESTABLISHED | HIGH-PERFORMING VAPE & SMOKE SHOP | 600+ GOOGLE REVIEWS | ATTRACTIVE & VERY AFFORDABLE LEASE | TURNKEY BUSINESS A rare chance to acquire Smokers Junction & Vape Store, a long-running and reputable business located at 1433 17 Ave SW. Operating successfully for 15 years, this store has built a loyal customer base and an exceptional online presence with 600+ positive Google reviews. The location offers excellent visibility, steady foot traffic, and a strong surrounding residential community. This turnkey operation features an affordable lease, an efficient layout, and the opportunity to expand product lines or introduce new services. Perfect for both new owners and seasoned operators looking to add a solid, proven business to their portfolio. Don't miss this high-traffic, well-established opportunity in a desirable Calgary neighbourhood!

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