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CANNABIS FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33531

MLS ID:
A2278725

\$199,900



 **BRYAN HERMAN**
 (403) 971-9408

 Real Broker
 855-623-6900

 11125 38 Street , Calgary , Alberta T3N 1P3

Transaction Type For Lease	Days On Market 127	Lease Amount 3065.00
Lease Frequency Monthly	Lease Term Negotiable	Subdivision Stoney 3
Year Built 2018	Structure Type Warehouse	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1599.00	Building Area (Sq. M.) 148.55

Inclusions

Office chair, L-Office desk, Large locking cabinet, Large printer / scanner, Ink Jet Printer, Desktop Computer, security Camera monitor, Corkboard, L - counter, Microwave, Coffee maker, Fridge, Water filtration system, Shelving unit, Shelving unit, security Camera monitor, Deposit Box, Cooler, Till Computer, Security Glass, Display counter, Large display cabinet, Jewellery display cabinets, Large table, Bar stools, Display Screens, Display décor

Restrictions
None Known

Reports
Financial Statements,Leases

PROFITABLE & WELL-ESTABLISHED CANNABIS RETAIL OPPORTUNITY | NORTH CALGARY ++ SELLER IS WILLING TO TRAIN AND TRANSITION A NEW OWNER INTO THE BUSINESS AS THEY GET THEIR LICENSING APPROVED!! What an amazing OPPORTUNITY!! Here is an exceptional opportunity to acquire a highly profitable, well-established cannabis retail business in a prime North Calgary location. This business has delivered strong, consistent sales for over three years, supported by a loyal base of repeat customers and excellent local visibility. Ideally positioned in a busy commercial area, the store benefits from steady foot traffic and is within walking distance to numerous shops and services, with close proximity to major roadways and nearby hotels, further enhancing exposure and convenience. The space is professionally designed and turnkey, with very reasonable rent and an efficient layout that supports smooth daily operations. The sale includes all store fixtures and equipment, such as custom cabinetry, security system, shelving, display counters, display cabinets, signage, and much, much more — allowing a new owner to step in with confidence and minimal startup time. Basic rent is \$3217 per month. Operational Costs is \$1399 per month

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