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## EXCEPTIONALLY PROFITABLE SPECIALTY BUSINESS OPERATING IN THE NICHE AND RAPIDLY GROWING HOOKAH &...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
33760

**MLS ID:**  
A2281917

**\$499,999**



 **JIM LEE**  
 (403) 617-0438

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 129	<b>Lease Amount</b> 6500.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2007	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Inclusions</b> Seller to provide asset/equipment list	<b>Restrictions</b> Call Lister

#### Reports

Unaudited Financial Stmtnts

Exceptionally profitable specialty business operating in the niche and rapidly growing HOOKAH & VAPES (Shisha) market. Established in 2021, with a brick-and-mortar retail and warehouse location opened in NE Calgary in 2023, this business has quickly become a recognized supplier within the local shisha community. The business operates from a 2,400 SF combined retail and warehouse space, showcasing hundreds of products for walk-in RETAIL customers while supporting a busy WHOLESALE and DISTRIBUTION operation supplying numerous shisha businesses throughout Calgary. The company generates over \$1.1 million in annual revenue with strong margins exceeding 25% and consistent year-over-year growth. Demand continues to expand as the shisha community grows, including increasing opportunities tied to hookah rentals for private parties and special events. A new 5-year lease with renewal options is available to the buyer, providing long-term location stability. The seller is willing to remain on board for training and transition support to ensure continued success. The business carries approximately \$400,000 in inventory (not included in the asking price), demonstrating the depth, variety, and scale of product offerings. This is an ideal opportunity for an owner-operator or strategic buyer seeking a proven, scalable business with strong cash flow in a growing niche market.

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