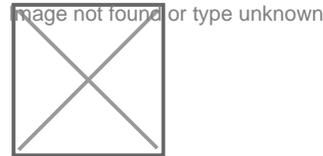


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Transaction Type For Lease	Days On Market 78	Lease Amount 6500.00
Lease Frequency Monthly	Year Built 2007	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Inclusions Seller to provide asset/equipment list	Restrictions 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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