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WELL-ESTABLISHED SMOKE AND VAPE RETAIL BUSINESS FOR SALE IN CALGARY'S FOREST LAWN AREA. OPERATING...



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35304

MLS ID:
A2311959

\$199,900



 **RAFIQ SHAIKH**
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 Real Estate Professionals Inc.
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 Calgary , Alberta

Transaction Type For Lease	Lease Amount 2800.00	Lease Frequency Monthly
Zoning C-N2	Year Built 1979	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1023.00
Building Area (Sq. M.) 95.04	Lot Size (Sq. Ft.) 24703	Lot Size (Acres) 0.57
Inclusions NA	Restrictions Landlord Approval	Reports None

Well-established smoke and vape retail business for sale in Calgary's Forest Lawn area. Operating continuously since 2017, this turnkey opportunity occupies a 1,023 square foot retail space with a favorable lease: \$2,800 per month inclusive of operating costs, gas, and water. The business is licensed to sell tobacco products, nicotine vaping products, and smoking accessories, and serves a loyal local customer base seven days a week with extended evening hours. • The seller has confirmed that the inventory mix includes a broad range of regulated products (disposable and refillable vaping devices, e-liquids, traditional tobacco items, rolling supplies, water pipes, hookah products, and accessories). • This is an ideal acquisition for an experienced retailer or investor seeking a cash-flowing business in Forest Lawn Calgary neighborhood. Lease terms are assumable - for showing arrangements and further details, please contact your agent. • Listing A2286520 - a second, similar turnkey vape shop in the Highland Park area, is also available and may be purchased together with the Forest Lawn location. Both businesses are fully equipped and ready for seamless transition.

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