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## 123 CANNABIS FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort Saskatchewan, Alberta



**Listing ID:**  
35490


**MLS ID:**  
A2316374

**\$199,999.99**



 **ROHIN KHOSLA**  
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 Prep Realty Inc.  
 403-270-4682

 123 Cannabis , Fort Saskatchewan , Alberta T4V0J9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 1.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE	<b>Building Type</b> Retail
<b>Year Built</b> 2016	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1100.00	<b>Building Area (Sq. M.)</b> 102.19
<b>Inclusions</b> -	<b>Restrictions</b> Landlord Approval	<b>Reports</b> None

This opportunity features a licensed retail location in a high-traffic area. Since opening, the store has built a loyal customer base and a strong reputation within the community, making it a turnkey investment for both seasoned operators and those looking to enter the rapidly growing cannabis industry. With an average profit margin of 30%, this business is well-positioned for continued success. Designed for efficiency, the store runs on a consistent schedule from 10 AM to 10 PM, entire week, ensuring a steady flow of customers throughout the day. Inventory is not included in the purchase price and will be counted separately. The store offers a carefully curated selection of high-demand cannabis products, which have been well-received by its customer base. As the cannabis industry continues to thrive, this store's prime location, established operations, and loyal clientele make it a fantastic opportunity for an investor looking to expand their portfolio or enter the retail cannabis market for the first time. Don't miss out on this proven business model with all the groundwork already in place. For more details, financials, and to schedule a private tour, contact us today! The name, location and any additional information of the business will be disclosed only to serious, qualified buyers under confidentiality.

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