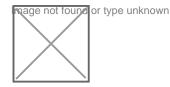


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CANNABIS FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30835

MLS ID: A2227624

\$89,000



SATYAM BANSAL

(587) 971-7998

403-270-4060

6707 Elbow Drive SW, Calgary , Alberta T2V 0E5

Transaction Type

For Lease

Days On Market

48

Lease Amount

5711.00

Lease Frequency

Monthly

Subdivision

Kelvin Grove

Building Type

Commercial Mix,High Rise,Major Shopping,Retail,Strip Mall

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

1387.00

Building Area (Sq. M.)

128.86

Inclusions

N/A

Restrictions

Reports

Call Lister, None Known Call Lister

This is a rare opportunity to acquire a fully licensed cannabis retail store located on high-traffic Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this boutique-style store features a beautifully designed interior with over \$450,000 invested in custom construction, finishes, and compliance. Originally a 1990s office, the space has been fully transformed into an upscale and fully compliant cannabis retail environment. The store includes a high-tech security vault, a kitchen, a dedicated office, and an additional multipurpose room, offering flexibility for operations and future growth. The zoning is approved for cannabis retail, and all permits and infrastructure are in place—making this a highly attractive asset sale for a new operator. Strategically positioned on a major commuter corridor, this is the only cannabis store along Elbow Drive for approximately 6 km in either direction, offering excellent exposure and untapped market potential. All retail fixtures, displays, and equipment are included in the sale. A signed Confidentiality Agreement (NDA) is required to access further details, including financials and private showing.

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