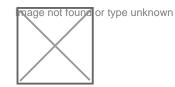


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CANNABIS, OTHER FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 33132

MLS ID: A2273798

\$149,990



**△** JATINDER SINGH

🛭 (403) 228-5557

RE/MAX iRealty Innovations

**403-228-5557** 

1433 17 Avenue SW, Calgary , Alberta T2T 0E1

**Transaction Type** 

For Lease

**Days On Market** 

2101.67

**Lease Amount** 

Lease Frequency

Monthly

**Subdivision** Bankview Year Built

1910

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

485.00

Building Area (Sq. M.)

Inclusions N/A

45.06

Restrictions

None Known

Reports
Other Documents

15 YEARS ESTABLISHED | HIGH-PERFORMING VAPE & SMOKE SHOP | 600+ GOOGLE REVIEWS | ATTRACTIVE & VERY AFFORDABLE LEASE | TURNKEY BUSINESS A rare chance to acquire Smokers Junction & Vape Store, a long-running and reputable business located at 1433 17 Ave SW. Operating successfully for 15 years, this store has built a loyal customer base and an exceptional online presence with 600+ positive Google reviews. The location offers excellent visibility, steady foot traffic, and a strong surrounding residential community. This turnkey operation features an affordable lease, an efficient layout, and the opportunity to expand product lines or introduce new services. Perfect for both new owners and seasoned operators looking to add a solid, proven business to their portfolio. Don't miss this high-traffic, well-established opportunity in a desirable Calgary neighbourhood!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.