

**6707 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2254538**



**\$48,000 per month**

<b>Division:</b>	Kelvin Grove
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Aquarium Supplies, Barber/Beauty, Candy/Cookie, Cannabis, Professional/Office
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,387 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Price to Sell &ndash; Major Reduction! Rare opportunity to acquire a fully built-out boutique retail space on busy Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this modern unit has over \$450,000 invested in construction, finishes, and compliance, originally converted from a 1990s office. Features include a high-tech security vault, kitchen, office, and multipurpose room, with boutique-style interiors and retail fixtures included. Currently licensed for cannabis retail, but offered as an asset sale so you can bring your own concept&mdash;ideal for a vape store, convenience store, salon, learning centre, boutique shop, wellness clinic, pharmacy/health products, pet supplies & grooming, print/copy or shipping centre, or studio space (fitness, yoga, dance). Excellent exposure on a major commuter corridor with no direct competition nearby, offering strong visibility and growth potential.