587-899-3773

justin@realtyaces.ca

6707 Elbow Drive SW Calgary, Alberta

Heating:

Exterior:

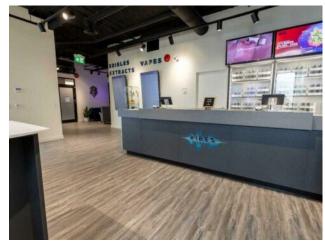
Water:

Sewer:

Inclusions:

N/A

Floors: Roof: MLS # A2254538



\$48,000 per month

Kelvin Grove Division: Retail Type: Aquarium Supplies, Barber/Beauty, Candy/Cookie, Cannabis, Professional/Offic Bus. Type: Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 1,387 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat:

Price to Sell – 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—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.