



**GRASSROOTS**  
REALTY GROUP

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6707 Elbow Drive SW  
Calgary, Alberta

MLS # A2227624



**\$89,000**

**Division:** Kelvin Grove

**Type:** Retail

**Bus. Type:** Cannabis

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** Vibes Cannabis Dispensary Kingsland

**Size:** 1,387 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.