



GRASSROOTS
REALTY GROUP

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MLS # A2281917

Calgary, Alberta



\$499,999

Division: Calgary

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller to provide asset/equipment list

Exceptionally profitable specialty business operating in the niche and rapidly growing HOOKAH & VAPES (Shisha) market. Established in 2021, with a brick-and-mortar retail and warehouse location opened in NE Calgary in 2023, this business has quickly become a recognized supplier within the local shisha community. The business operates from a 2,400 SF combined retail and warehouse space, showcasing hundreds of products for walk-in RETAIL customers while supporting a busy WHOLESALE and DISTRIBUTION operation supplying numerous shisha businesses throughout Calgary. The company generates over \$1.1 million in annual revenue with strong margins exceeding 25% and consistent year-over-year growth. Demand continues to expand as the shisha community grows, including increasing opportunities tied to hookah rentals for private parties and special events. A new 5-year lease with renewal options is available to the buyer, providing long-term location stability. The seller is willing to remain on board for training and transition support to ensure continued success. The business carries approximately \$400,000 in inventory (not included in the asking price), demonstrating the depth, variety, and scale of product offerings. This is an ideal opportunity for an owner-operator or strategic buyer seeking a proven, scalable business with strong cash flow in a growing niche market.