



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2188708**

**Calgary, Alberta**



**\$449,900**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Cannabis  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,206 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** All equipment and furnishings used in daily operations of the cannabis business

Very Profitable, Well established cannabis store for sale in NW Calgary. Sales have been growing year over year since opening 3 years ago. Located right off a main exit from 16th Ave (HWY 1), westbound. Walking distance from several Motels, McDonalds, Starbucks, etc. The location has further growth potential with ease of accessibility from the Hi-way and potential cannabis app marketing. The rent is very reasonable for the size and the store is well designed for simple operation.