



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2193344**

**Calgary, Alberta**

**\$169,900**



**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Cannabis,Retail  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 955 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** None

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

This is a rare opportunity to acquire a fully licensed and operational cannabis retail store in a high-traffic area of NE Calgary. Since opening in March 2022, the store has built a loyal customer base and a strong reputation within the community, making it a turnkey investment for both seasoned operators and those looking to enter the rapidly growing cannabis industry. With an average profit margin of 25%, this business is well-positioned for continued success. The store occupies 955 square feet and operates with a competitive rental rate of \$26 per square foot, plus operating costs of \$10 per square foot (as of February 2025). Designed for efficiency, the store runs on a consistent schedule from 10 AM to 10 PM, Monday to Friday, ensuring a steady flow of customers throughout the day. This asset-only sale includes all fixtures, equipment, and operational infrastructure, allowing for a seamless transition to new ownership. Inventory is not included in the purchase price and will be counted separately. The store offers a carefully curated selection of high-demand cannabis products, which have been well-received by its customer base. As the cannabis industry continues to thrive, this store's prime location, established operations, and loyal clientele make it a fantastic opportunity for an investor looking to expand their portfolio or enter the retail cannabis market for the first time. Don't miss out on this proven business model with all the groundwork already in place. For more details, financials, and to schedule a private tour, contact us today! A signed Confidentiality Agreement (NDA) is required before any additional information, including the business location, can be disclosed.