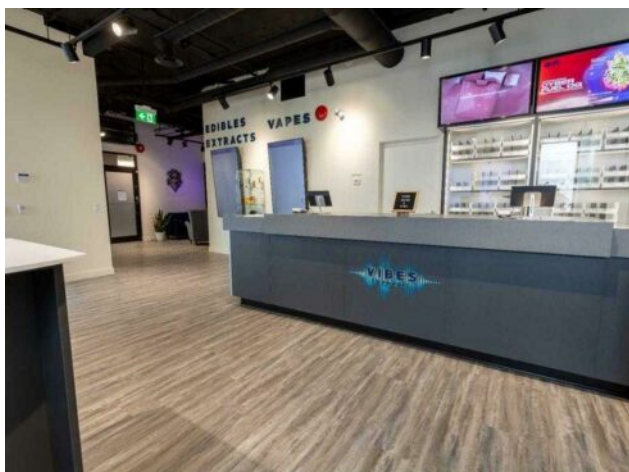


6707 Elbow Drive SW
Calgary, Alberta

MLS # A2254538



\$48,000 per month

Division:	Kelvin Grove
Type:	Retail
Bus. Type:	Aquarium Supplies, Barber/Beauty, Candy/Cookie, Cannabis, Professional/Office
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
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

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.