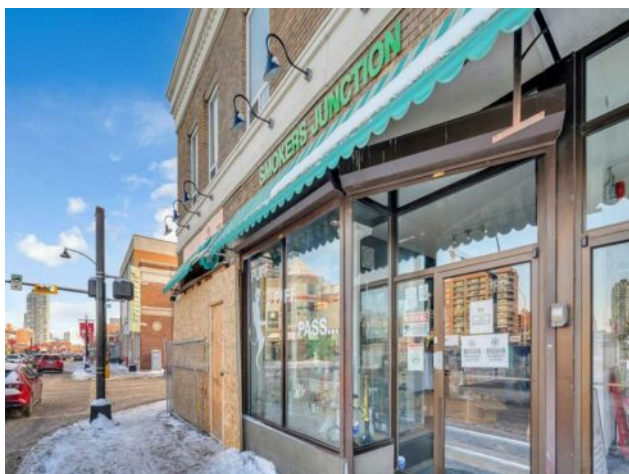


**1433 17 Avenue SW
Calgary, Alberta**

MLS # A2273798



\$149,990

Division: Bankview

Type: Mixed Use

Bus. Type: Cannabis, Other

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 485 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

15 YEARS ESTABLISHED | HIGH-PERFORMING VAPE & SMOKE SHOP | 600+ GOOGLE REVIEWS | ATTRACTIVE & VERY AFFORDABLE LEASE | TURNKEY BUSINESS A rare chance to acquire Smokers Junction & Vape Store, a long-running and reputable business located at 1433 17 Ave SW. Operating successfully for 15 years, this store has built a loyal customer base and an exceptional online presence with 600+ positive Google reviews. The location offers excellent visibility, steady foot traffic, and a strong surrounding residential community. This turnkey operation features an affordable lease, an efficient layout, and the opportunity to expand product lines or introduce new services. Perfect for both new owners and seasoned operators looking to add a solid, proven business to their portfolio. Don't miss this high-traffic, well-established opportunity in a desirable Calgary neighbourhood!