



11125 38 Street  
Calgary, Alberta

MLS # A2278725

**\$250,000**

**Division:** Stoney 3

**Type:** Business

**Bus. Type:** Cannabis

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** Cloud 420

**Size:** 1,599 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Office chair, L-Office desk, Large locking cabinet, Large printer / scanner, Ink Jet Printer, Desktop Computer, security Camera monitor, Corkboard, L - counter, Microwave, Coffee maker, Fridge, Water filtration system, Shelving unit, Shelving unit, security Camera monitor, Deposit Box, Cooler, Till Computer, Security Glass, Display counter, Large display cabinet, Jewellery display cabinets, Large table, Bar stools, Display Screens, Display dÃ©cor

**PROFITABLE & WELL-ESTABLISHED CANNABIS RETAIL OPPORTUNITY | NORTH CALGARY** -- Here is an exceptional opportunity to acquire a highly profitable, well-established cannabis retail business in a prime North Calgary location. This business has delivered strong, consistent sales for over three years, supported by a loyal base of repeat customers and excellent local visibility. Ideally positioned in a busy commercial area, the store benefits from steady foot traffic and is within walking distance to numerous shops and services, with close proximity to major roadways and nearby hotels, further enhancing exposure and convenience. The space is professionally designed and turnkey, with very reasonable rent and an efficient layout that supports smooth daily operations. The sale includes all store fixtures and equipment, such as custom cabinetry, security system, shelving, display counters, display cabinets, signage, and much, much more — allowing a new owner to step in with confidence and minimal startup time.