

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.