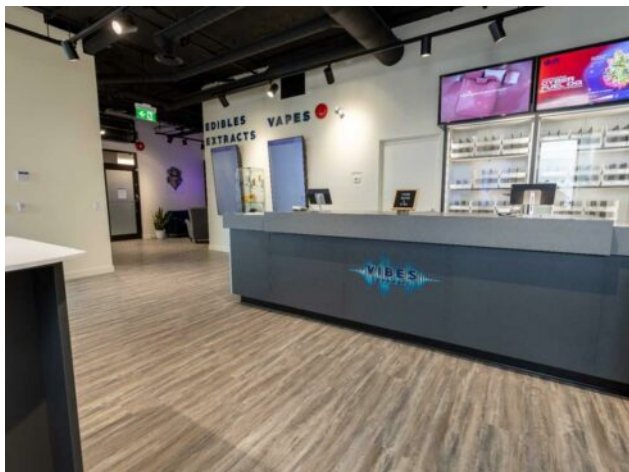


6707 Elbow Drive SW
Calgary, Alberta

MLS # A2227624



\$105,000

Division: Kelvin Grove

Type: Retail

Bus. Type: Cannabis

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Vibes Cannabis Dispensary Kingsland

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

This is a rare opportunity to acquire a fully licensed cannabis retail store located on high-traffic Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this boutique-style store features a beautifully designed interior with over \$450,000 invested in custom construction, finishes, and compliance. Originally a 1990s office, the space has been fully transformed into an upscale and fully compliant cannabis retail environment. The store includes a high-tech security vault, a kitchen, a dedicated office, and an additional multipurpose room, offering flexibility for operations and future growth. The zoning is approved for cannabis retail, and all permits and infrastructure are in place—making this a highly attractive asset sale for a new operator. Strategically positioned on a major commuter corridor, this is the only cannabis store along Elbow Drive for approximately 6 km in either direction, offering excellent exposure and untapped market potential. All retail fixtures, displays, and equipment are included in the sale. A signed Confidentiality Agreement (NDA) is required to access further details, including financials and private showing.