



**MLS # A2281917**

**Calgary, Alberta**



**\$499,999**

<b>Division:</b>	Calgary
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,400 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Seller to provide asset/equipment list

Exceptionally profitable specialty business operating in the niche and rapidly growing HOOKAH & VAPES (Shisha) market. Established in 2021, with a brick-and-mortar retail and warehouse location opened in NE Calgary in 2023, this business has quickly become a recognized supplier within the local shisha community. The business operates from a 2,400 SF combined retail and warehouse space, showcasing hundreds of products for walk-in RETAIL customers while supporting a busy WHOLESale and DISTRIBUTION operation supplying numerous shisha businesses throughout Calgary. The company generates over \$1.1 million in annual revenue with strong margins exceeding 25% and consistent year-over-year growth. Demand continues to expand as the shisha community grows, including increasing opportunities tied to hookah rentals for private parties and special events. A new 5-year lease with renewal options is available to the buyer, providing long-term location stability. The seller is willing to remain on board for training and transition support to ensure continued success. The business carries approximately \$400,000 in inventory (not included in the asking price), demonstrating the depth, variety, and scale of product offerings. This is an ideal opportunity for an owner-operator or strategic buyer seeking a proven, scalable business with strong cash flow in a growing niche market.