



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 2650 36 Street SE
Calgary, Alberta

MLS # A2311959



\$199,900

Division:	Forest Lawn
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Smokers Hut " Calgary Vape Shop & Smoke Store (Forest Lawn)
Size:	1,023 sq.ft.
Zoning:	C-N2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.57 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

Well-established smoke and vape retail business for sale in Calgary's Forest Lawn area. Operating continuously since 2017, this turnkey opportunity occupies a 1,023 square foot retail space with a favorable lease: \$2,800 per month inclusive of operating costs, gas, and water. The business is licensed to sell tobacco products, nicotine vaping products, and smoking accessories, and serves a loyal local customer base seven days a week with extended evening hours. • The seller has confirmed that the inventory mix includes a broad range of regulated products (disposable and refillable vaping devices, e-liquids, traditional tobacco items, rolling supplies, water pipes, hookah products, and accessories). • This is an ideal acquisition for an experienced retailer or investor seeking a cash-flowing business in Forest Lawn Calgary neighborhood. Lease terms are assumable - for showing arrangements and further details, please contact your agent. • Listing A2286520 - a second, similar turnkey vape shop in the Highland Park area, is also available and may be purchased together with the Forest Lawn location. Both businesses are fully equipped and ready for seamless transition. *** Please Do Not Approach Staff. To request a viewing, contact your Realtor. ***