



GRASSROOTS
REALTY GROUP

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4825 Macleod Trail S
Calgary, Alberta

MLS # A2312120



\$99,000

Division: NONE
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 820 sq.ft.
Zoning: -

Heating: - **Addl. Cost:** -
Floors: - **Based on Year:** -
Roof: - **Utilities:** -
Exterior: - **Parking:** -
Water: - **Lot Size:** -
Sewer: - **Lot Feat:** -

Inclusions: Everything to run the store. Inventory not included but can be purchased from Seller.

****Turnkey Cannabis Retail Business Opportunity & Prime Macleod Trail South Location**** Exceptional opportunity to acquire a fully operational cannabis retail business in a highly visible and established Macleod Trail South location. This is a business-only sale, offering a turnkey operation complete with fixtures, security system, surveillance cameras, televisions, and virtually everything required to continue operating seamlessly from day one. The business is strategically positioned in a high-traffic area with excellent exposure and accessibility, making it an ideal opportunity for an owner-operator or entrepreneur looking to enter or expand within the cannabis retail sector. The purchaser will assume the existing lease, which has approximately three years remaining, providing stability and continuity in a proven location. Inventory is not included in the purchase price but may be negotiated separately. All prospective purchasers must obtain approval from both the landlord and the Alberta Gaming, Liquor & Cannabis Commission (AGLC). The current owner is scaling back operations, creating an excellent opportunity for a motivated buyer to take over an established business and build upon its success. ****Please do not approach or question staff regarding the sale.**** All inquiries and showings must be arranged through the listing representative. Don't miss this chance to acquire a fully equipped cannabis retail operation in one of Calgary's busiest commercial corridors.