



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2319206**

**Calgary, Alberta**

**\$69,999**



**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 400 sq.ft.  
**Zoning:** -

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

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

Exceptional opportunity to acquire the business assets of an established retail operation in a highly visible, high-traffic location. This approximately 400 sq. ft. retail space has been tastefully renovated with modern finishes and features extensive display shelving, creating an attractive and functional environment for showcasing products and serving customers as the business is currently a Hookah and accessories store. Located on busy 14 Street SW, the business benefits from excellent exposure to thousands of passing vehicles and pedestrians daily, while being just minutes from the popular 17 Avenue SW entertainment and shopping district. The location is easy to access and well-positioned to attract both local and destination customers. With affordable occupancy costs of approximately \$2,650 per month, including operating costs, this is an ideal opportunity for an owner-operator or entrepreneur seeking a turnkey retail space with minimal overhead. There is also potential to expand product offerings through electronic vape sales, subject to landlord approval and applicable regulations. A rare opportunity to acquire a well-presented retail space in a sought-after central location with strong visibility and growth potential.