

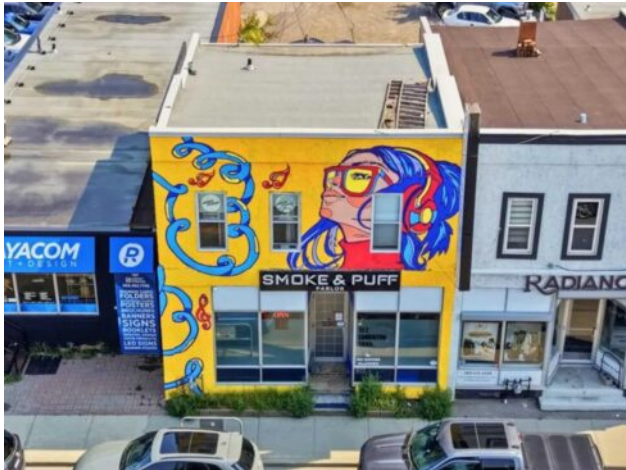


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

812 EDMONTON Trail NE
Calgary, Alberta

MLS # A2339247



\$90,000

Division:	Crescent Heights
Type:	Retail
Bus. Type:	Cannabis, Convenience Store, Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,150 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	A list will be provided.		

Seize the opportunity to take over a turnkey retail business in one of Calgary's most vibrant inner-city corridors. Located at 812 Edmonton Trail NE, this established vape shop is priced to sell, offering an incredibly competitive entry point into the commercial market. Whether you are looking to step into an existing setup or bring your own retail brand to life, this space provides a fantastic foundation for a new or expanding entrepreneur. One of the most attractive features of this listing is its highly affordable lease. The manageable monthly rent keeps fixed operating overhead low, allowing a new owner to maximize their profit margins right from day one. Because the space has been previously operated as a successful retail vape shop, it is already designed for customer flow and product display. This turnkey condition means a new owner can execute a seamless transition with minimal build-out or renovation costs required. The location itself is unbeatable for a growing business. Situated directly on Edmonton Trail—a major arterial route connecting Memorial Drive and 16th Avenue NE—the storefront benefits from massive daily vehicle exposure and steady pedestrian traffic. It sits right on the edge of the bustling neighborhoods of Bridgeland and Crescent Heights, a lively district renowned for its popular cafes, restaurants, food markets, and boutique shops. Just minutes from Calgary's downtown core, the business is perfectly positioned to capture both dense local residential traffic and daily commuters. This rare combination of an affordable lease, a low barrier-to-entry purchase price, and a high-traffic central location makes it a standout investment in Calgary's commercial landscape.