\$89,000 - 6707 Elbow Drive Sw, Calgary

MLS® #A2227624

\$89,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Kelvin Grove, Calgary, Alberta

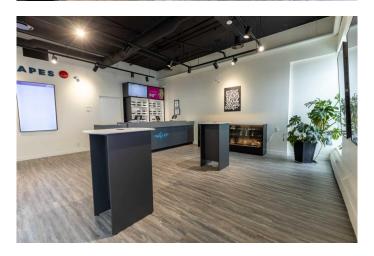
This is a rare opportunity to acquire a fully licensed cannabis retail store located on high-traffic Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this boutique-style store features a beautifully designed interior with over \$450,000 invested in custom construction, finishes, and compliance. Originally a 1990s office, the space has been fully transformed into an upscale and fully compliant cannabis retail environment.

The store includes a high-tech security vault, a kitchen, a dedicated office, and an additional multipurpose room, offering flexibility for operations and future growth. The zoning is approved for cannabis retail, and all permits and infrastructure are in placeâ€"making this a highly attractive asset sale for a new operator.

Strategically positioned on a major commuter corridor, this is the only cannabis store along Elbow Drive for approximately 6 km in either direction, offering excellent exposure and untapped market potential. All retail fixtures, displays, and equipment are included in the sale. A signed Confidentiality Agreement (NDA) is required to access further details, including financials and private showing.







Essential Information

MLS® # A2227624 Price \$89,000 Bathrooms 0.00 Acres 0.00

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 6707 Elbow Drive Sw

Subdivision Kelvin Grove

City Calgary
County Calgary
Province Alberta
Postal Code T2V 0E5

Additional Information

Date Listed June 3rd, 2025

Days on Market 84

Listing Details

Listing Office TREC The Real Estate Company

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