# \$105,000 - 6707 Elbow Drive Sw, Calgary

MLS® #A2227624

### \$105,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Kelvin Grove, Calgary, Alberta

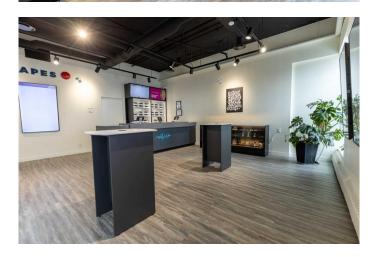
This is a rare opportunity to acquire a fully licensed cannabis retail store located on high-traffic Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this boutique-style store features a beautifully designed interior with over \$450,000 invested in custom construction, finishes, and compliance. Originally 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 \$105,000 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 24

## **Listing Details**

Listing Office TREC The Real Estate Company

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