

# \$149,000 - N/A, Calgary

MLS® #A2235851

**\$149,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

An Exceptional Business Opportunity â€“  
Multi-Use Space with Strong Revenue  
Potential

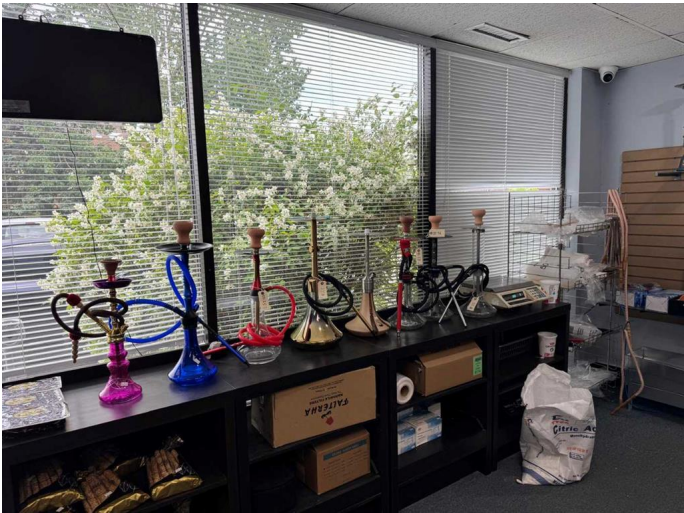
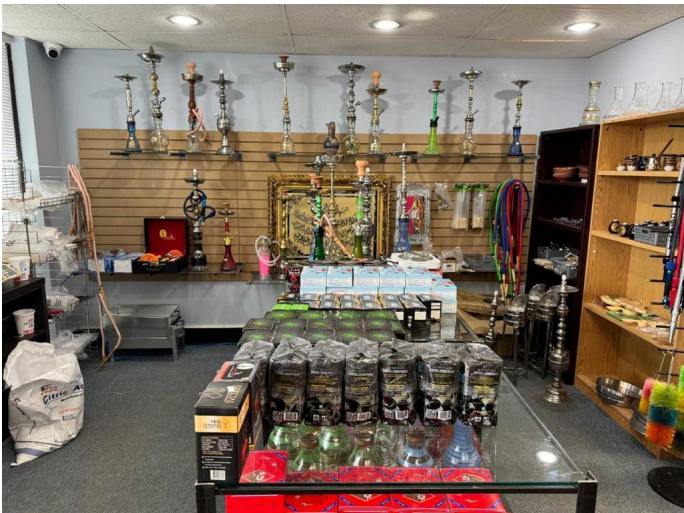
An exciting opportunity to acquire a profitable  
and versatile business specializing in shisha  
sales, grocery items, wholesale supply, and  
related accessories. With low monthly rent and  
consistent daily foot traffic, this business  
enjoys strong market visibility and growth  
potential. The space is highly adaptable and  
features:

14-foot overhead door, 20-foot clear ceiling  
height, Warehouse area: 1,176 sq. ft. ,  
Mezzanine: 432 sq. ft. & Main floor office: 374  
sq. ft. The flexible layout makes it ideal for a  
variety of commercial uses, adding to its  
long-term value and appeal. Opportunities like  
this are rare and highly sought-after, so  
donâ€™t miss your chance. Serious inquiries  
only. Please note: All showings are by  
appointment only. Do not approach staff or  
visit the business without prior scheduling.  
Contact us today to learn more or to book a  
private showing.

Built in 1980

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2235851  |
| Price     | \$149,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### **Community Information**

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 30th, 2025 |
|-------------|-----------------|

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.