

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

MLS® #A2227624

**\$105,000**

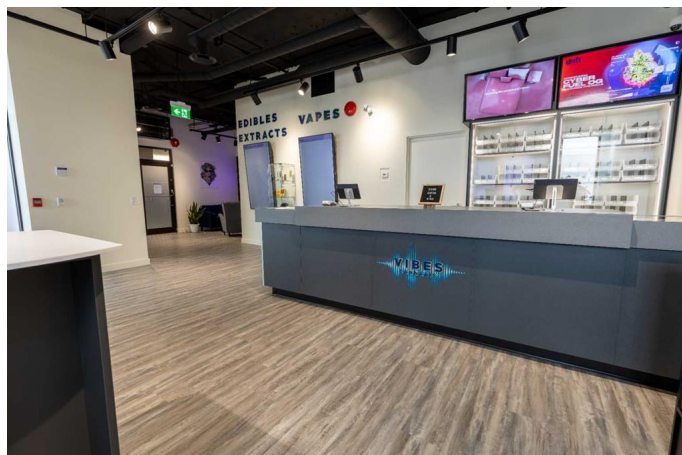
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

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 place—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	22

### **Listing Details**

Listing Office	TREC The Real Estate Company
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