

\$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 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	\$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	75

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.