

# \$79,000 - 1990 Kensington Road Nw, Calgary

MLS® #A2191729

**\$79,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Hillhurst, Calgary, Alberta

Prime Location Opportunity â€” Established Cannabis Store for Sale!

Are you ready to enter the thriving cannabis industry without the hassle of starting from scratch? This is your chance to take over a fully operational cannabis store and begin generating income immediately!

Key Highlights:

â€¢ Turnkey Business: An already-running operation with established customer traffic.

â€¢ Expert Support: The current owner is committed to training the new buyer and will assist with obtaining a new cannabis license through AGLC.

â€¢ Lease Details:

â€¢ Current lease valid until May 31, 2025.

â€¢ Option to renew for an additional 5 years.

â€¢ Costs:

â€¢ Monthly Rent: \$2,430 plus GST

â€¢ Operating Cost: \$1,294.38 per month

This is a fantastic opportunity to step into a promising venture in the cannabis sector with a smooth transition and expert guidance.

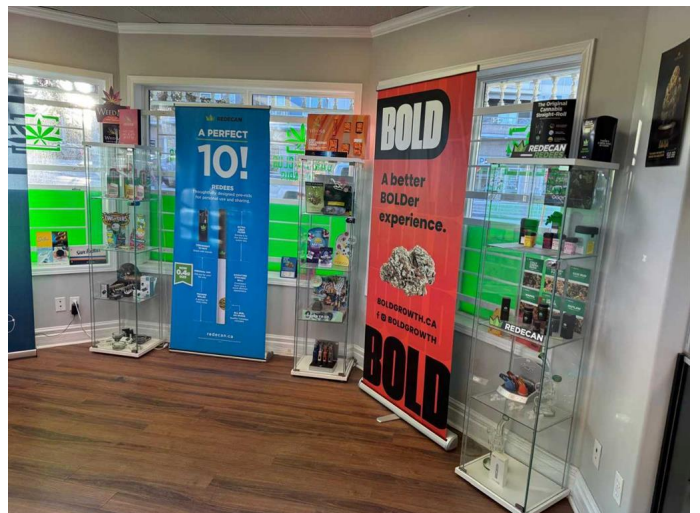
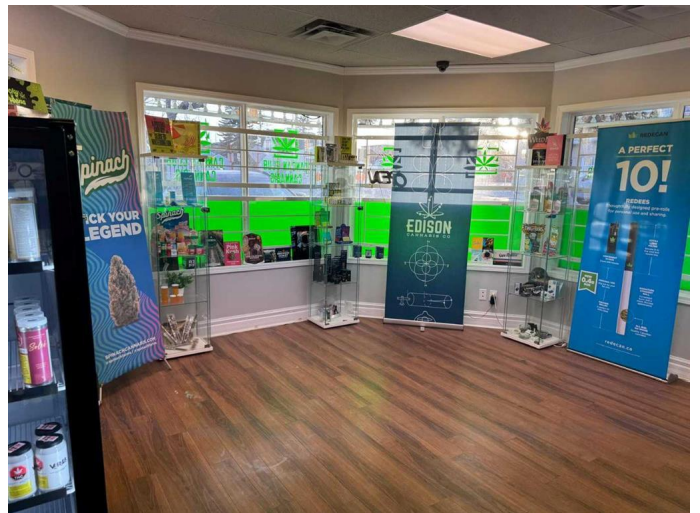
Interested? The seller has spent almost \$450,000 to build the store from scratch.

Important: Please do not approach staff or visit the business without an appointment.

Cannabis Goods inventory not included.

Please keep in mind that this is only an Asset sale with no good will. The new owner needs to manage & market this place to increase the present location business.

The present owner has no time to manage & focus on this present moment of time due to



other business commitments, He has three staff managing the store & has to pay lots of labor cost. Therefore, he wants to sell the asset & equipments before renewal of the new lease. The present financials are not relevant to the selling price.

This place was newly built by the present owner in June 2020 with start-up & renovation cost of approximately \$450,000.

With the expenses. point of Sale, close circuit cameras, TV monitors, safety deposit room with metal proof Showcases, Fridge, Painting, designing, Signage, licensing, building & development permits, Inspection, designing & planning & other miscellaneous cost.

Price does not include the Cannabis Inventory.

This will be done on the possession day;

Inventory will be taken & the buyer will pay for the cannabis goods.

Built in 1992

### **Essential Information**

MLS® #	A2191729
Price	\$79,000
Bathrooms	0.00
Acres	0.00
Year Built	1992
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	1990 Kensington Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3R5

## **Additional Information**

Date Listed February 1st, 2025

Days on Market 41

## **Listing Details**

Listing Office First Place Realty

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