

MLS # A2281917

Calgary, Alberta



\$499,999

Division: Calgary
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,400 sq.ft.
Zoning: -

| | |
|--------------------|-------------------------|
| Heating: - | Addl. Cost: - |
| Floors: - | Based on Year: - |
| Roof: - | Utilities: - |
| Exterior: - | Parking: - |
| Water: - | Lot Size: - |
| Sewer: - | Lot Feat: - |

Inclusions: Seller to provide asset/equipment list

Exceptionally profitable specialty business operating in the niche and rapidly growing HOOKAH & VAPES (Shisha) market. Established in 2021, with a brick-and-mortar retail and warehouse location opened in NE Calgary in 2023, this business has quickly become a recognized supplier within the local shisha community. The business operates from a 2,400 SF combined retail and warehouse space, showcasing hundreds of products for walk-in RETAIL customers while supporting a busy WHOLESale and DISTRIBUTION operation supplying numerous shisha businesses throughout Calgary. The company generates over \$1.1 million in annual revenue with strong margins exceeding 25% and consistent year-over-year growth. Demand continues to expand as the shisha community grows, including increasing opportunities tied to hookah rentals for private parties and special events. A new 5-year lease with renewal options is available to the buyer, providing long-term location stability. The seller is willing to remain on board for training and transition support to ensure continued success. The business carries approximately \$400,000 in inventory (not included in the asking price), demonstrating the depth, variety, and scale of product offerings. This is an ideal opportunity for an owner-operator or strategic buyer seeking a proven, scalable business with strong cash flow in a growing niche market.