



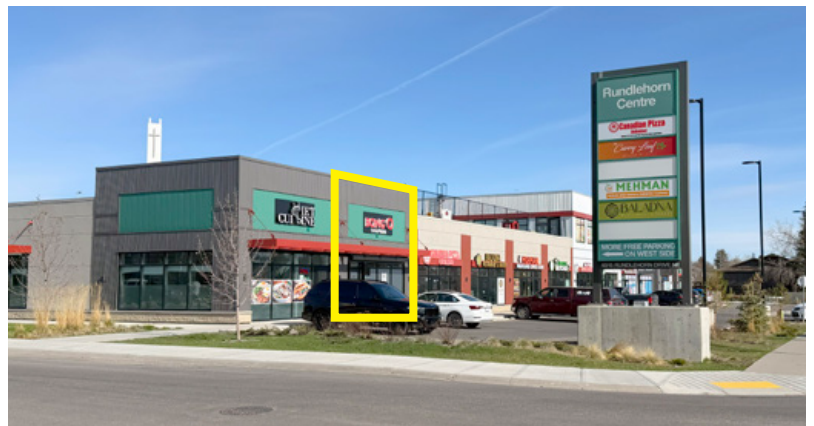
6915 Rundlehorn Drive NE #105, Calgary AB

Fully Built-Out Vape Shop in New Community Shopping Centre

PROPERTY DETAILS

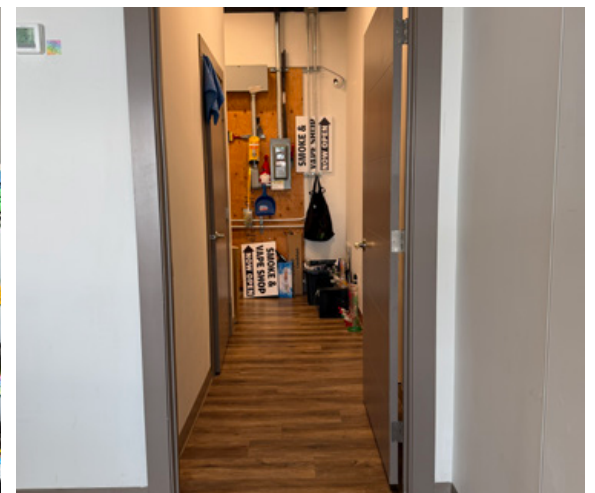
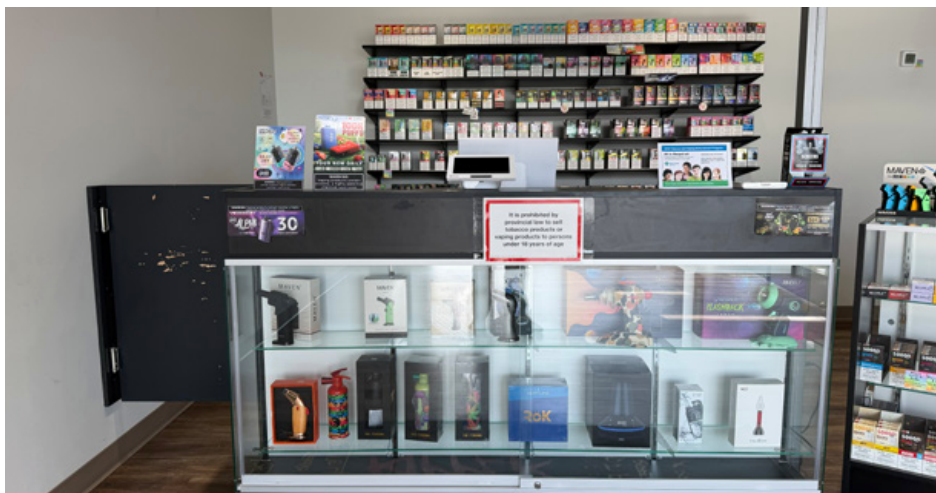
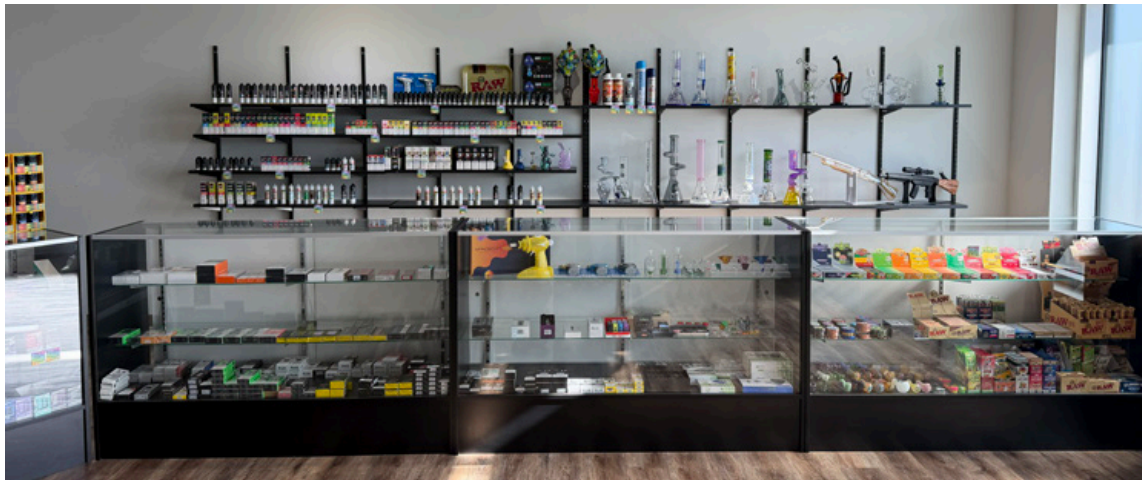
Size	759 SF
Asking Price	\$95,000
Total Monthly Rent	\$4,178.67
Parking	Ample Surface
Community	Pineridge
Built	2024
Construction	Steel
Zoning	CC

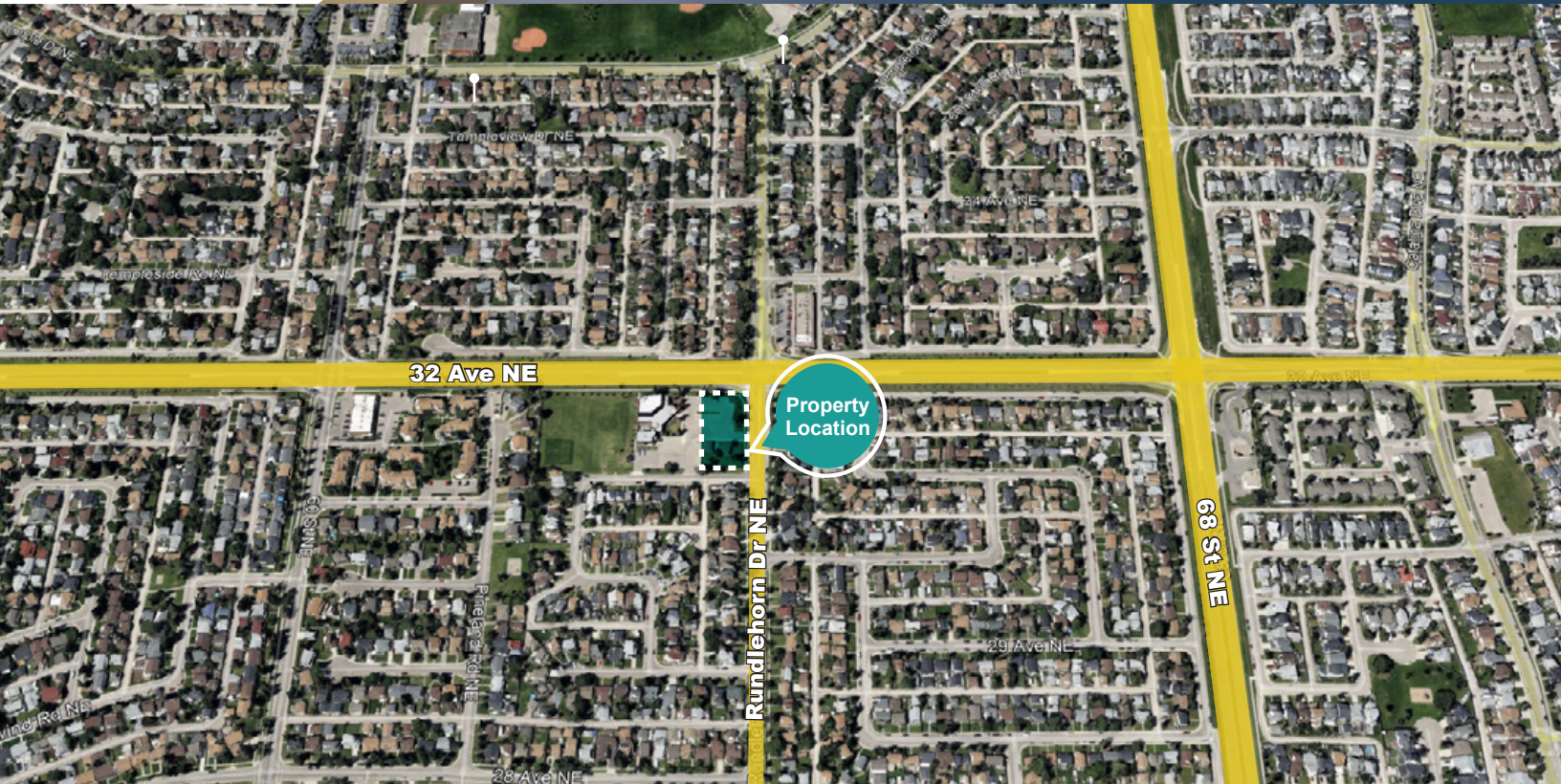
- Turn-key vape and convenience retail business opportunity
- Fully fixtured with cases, shelving, counters, and security systems
- Serving Whitehorn, Temple, Pineridge, Monterey Park, and Rundle communities
- High-exposure location just off 32 Avenue NE with excellent accessibility
- 90% leased plaza with strong daily traffic generators
- Newer building and parking offering a clean, convenient customer experience
- Ideal opportunity for an owner-operator seeking a ready-to-operate business



For Sale Business Assets

Bong-O | Quality Turnkey Vape Shop
6915 Rundlehorn Drive NE #105 | Calgary, Alberta






 **NEIGHBORHOOD**
Pineridge

 **POPULATION**
95,304

 **MEDIAN AGE**
38

 **HOUSEHOLD INCOME**
\$75,986

TRAFFIC COUNT
 10,000 VPD | 32 Ave. NE & Rundlehorn W
22,000 VPD | 68 St. NE & 32 Ave. NE



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