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## PRINT SHOP 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Calgary, Alberta



**Listing ID:**  
33377


**MLS ID:**  
A2276368

**\$149,900**



 **MARK WANG**  
 (587) 432-1588

 Homecare Realty Ltd.  
 587-432-1588

 Print Shop 17 Avenue SW, Calgary, Alberta T3E 0C1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 135	<b>Lease Amount</b> 1552.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Killarney/Glengarry	<b>Year Built</b> 1959
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 700.00	<b>Building Area (Sq. M.)</b> 65.03	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

Excellent opportunity to acquire a well-established printing and copy business in a prime, high-traffic location on 17 Ave SW, just minutes from downtown Calgary. The business has enjoyed stable and consistent sales over many years. Long lease terms in place with very competitive basic rent at only \$15.90 per sq.ft.; total monthly rent is approximately \$1,552, utilities paid by the tenant. Simple operation with training provided, making this an ideal business for a first-time owner or hands-on operator.

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