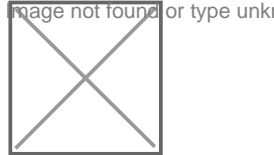


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BOOKS/CARDS/STATIONARY,MANUFACTURING,OFFICE SUPPLY,PRINTING FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33837

MLS ID:
A2282057

\$275,000



 **SAM PATEL**
 (587) 582-6032

 LPT Realty
 877-366-2213

 Calgary , Alberta

Transaction Type For Lease	Days On Market 34	Lease Amount 2500.00
Lease Frequency Monthly	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 567.00	Building Area (Sq. M.) 52.68
Inclusions Equipment List will be available upon signing the NDA.	Restrictions Call Lister, Landlord Approval	Reports Chattel/Equipment, Financial Statements

Discover a unique legacy business opportunity in the heart of downtown Calgary. This well-respected and long-standing printing business, proudly serving the community since 1992, is now available for purchase. Operating from an efficient 567 sq. ft. premises, plus additional storage space, this fully turnkey operation provides a wide range of services including banners, books, flyers, stickers, signage, business stationery, engineering prints, marketing materials, passport photos, and graphic design. There is excellent potential to further expand into road signage and specialty sticker production. Ideally positioned along Calgary's busy +15 skywalk system, which connects many of the downtown core's major office buildings, the business benefits from exceptional exposure and steady walk-in traffic. A strong B2B client base supports reliable recurring revenue, enhanced by a national oil and gas company that is already operating in the building, generating ongoing corporate demand and additional growth potential. A knowledgeable long-term employee is willing to remain, ensuring a seamless transition for the new owner. This is an exceptional opportunity for an entrepreneur or investor seeking a low-overhead, established business with over 30 years of proven success and strong growth potential. ***Business Asset Sale Only – Real Estate is not included.***

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