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BOOKS/CARDS/STATIONARY FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34213

MLS ID:
A2290253

\$195,000



 **SYDNEY ENG**
 (403) 836-1359

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 63	Lease Amount 35.00
Lease Frequency Monthly	Year Built 1978	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 751.00
Building Area (Sq. M.) 69.77	Inclusions n/a	Restrictions None Known

Reports

Leases

An exceptional opportunity to acquire one of Calgary's premier retailers specializing in local and international newspapers, magazines, specialty publications, and special-interest print media. Operating successfully for over 30 years, this well-established and profitable independent shop has built a loyal customer base and a strong presence within the community. Strategically situated in the heart of the entertainment and retail district, 17 Avenue SW—one of Calgary's most vibrant and high-traffic corridors—the business enjoys excellent visibility and steady pedestrian traffic. The location supports consistent revenue with meaningful potential for future growth. There are multiple avenues to expand the business, including the addition of vape products, lottery services, refreshments, money transfer services, courier depot operations, and other complementary convenience offerings. This is a turnkey operation with established supplier relationships and a proven track record of performance. An ideal opportunity for an owner-operator or investor seeking a stable, income-generating business with strong upside potential in a thriving Calgary market.

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