

MLS # A2216396**Calgary, Alberta****\$350,000**

Division:	Calgary
Type:	Business
Bus. Type:	Books/Cards/Stationary,Manufacturing,Office Supply,Printing
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	567 sq.ft.
Zoning:	-

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

Inclusions: Equipment List will be available on request.

Step into ownership of a highly reputable and long-standing printing business that has been serving Calgary's downtown core since 1992. Generating approximately \$500,000 in annual revenue from a compact 567 sq. ft. footprint (with extra storage space), this is an excellent opportunity for entrepreneurs or investors looking for a proven and profitable operation with substantial room for growth. This turnkey business offers a full suite of services including banners, books, flyers, stickers, signage, business materials, marketing collateral, passport photos, and graphic design for corporate branding. The operation also holds potential for expansion into high-demand niches like road signage and specialty sticker printing through nearby additional space. Positioned in a high-traffic location within the +15 pedestrian network, the business enjoys consistent walk-in customers and a loyal B2B client base—including gas stations and local businesses within a 5 km radius. Two new tenants are set to join the complex by year-end, further increasing exposure and revenue potential. The lease is secured until July 2028 at a very competitive gross rent of \$2,100/month (including utilities), with a dedicated parking stall available for \$400/month. A valued full-time employee with seven years of experience is open to continuing with new ownership, making the transition seamless. With minimal owner involvement currently required, this is an excellent semi-absentee ownership model. Whether you're looking to expand your portfolio or step into business ownership, this low-maintenance, well-established print shop offers everything needed to succeed in Calgary's thriving business services sector. ***Business asset sale only – real estate is not included.***