

**Print Shop 17 Avenue SW  
Calgary, Alberta****MLS # A2276368****\$149,900****Division:** Killarney/Glengarry**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 700 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

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.