

MLS # A2282057**Calgary, Alberta****\$275,000**

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 upon signing the NDA.

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.***