



**GRASSROOTS**  
REALTY GROUP

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**D005A, 3625 Shaganappi Trail NW  
Calgary, Alberta**

**MLS # A2255213**



**\$59,000**

Division:	Varsity
Type:	Retail
Bus. Type:	Books/Cards/Stationary, Gift Shop ,Retail
Sale/Lease:	For Lease
Bldg. Name:	Market Mall
Bus. Name:	Paper Root Studios
Size:	1,010 sq.ft.
Zoning:	-

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

Paper Root Studios! Your go to store for gifts and cards for all occasions. Owned and operated by current owner since 1992. Conveniently located in Market Mall NW(Varsity) by the WEST entrance. Adjacent stores include H&M, Shoppers Drug Mart and Tim Hortons coffee. Great walk by traffic! This business has many loyal repeat clientele. Easy to operate, no special skills required. Owner will assist new owner with all necessary knowledge to be set up for success! Price includes all chattals (tables, card racks, shelving, cash register/debit machine). Inventory is extra( between \$70-80,000.00 to be determined on closing)