



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

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,cashregister/debit machine). Inventory is extra(between \$70-80,000.00 to be determined on closing)