



**MLS # A2295157**

**Calgary, Alberta**



**\$275,000**

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

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	See Remarks
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Equipment List will be available upon signing the NDA.

Exceptional opportunity to acquire a well-established printing and graphic services business in the heart of downtown Calgary, successfully serving the community for over 30 years since 1992. This fully turnkey operation is ideal for investors, asset managers, and owner-operators seeking a stable, low-overhead business with strong long-term potential. The business operates from an efficient 567 sq. ft. premises plus additional storage, offering a wide range of services including banners, books, flyers, stickers, signage, marketing materials, business stationery, passport photos, engineering prints, and graphic design services. There is significant growth potential through expansion into road signage and specialty sticker production. Strategically located along Calgary's busy +15 skywalk system, connecting multiple downtown office towers, the business benefits from excellent visibility, consistent walk-in traffic, and a strong B2B client base. The presence of a major oil and gas company within the building further supports steady corporate demand. The lease is attractively priced at \$2,500 per month including utilities, secured until July 2028, with one additional 5-year renewal option available. An additional parking stall is available for \$400/month. A knowledgeable long-term employee is willing to remain, ensuring a smooth and seamless transition. This is a rare opportunity to acquire a reputable downtown business with a proven 30+ year track record, stable operations, and strong growth potential.