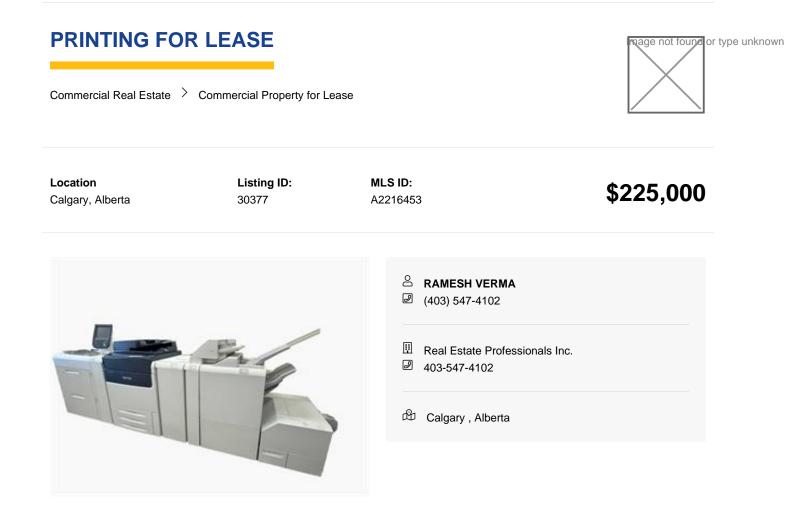


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Transaction Type For Lease

Lease Frequency Monthly

Property Type Commercial

Building Area (Sq. M.) 111.48

Reports None Days On Market

Year Built 1991

Property Sub Type Retail

Inclusions Asset List to be provided before closing Lease Amount 6000.00

Structure Type Retail

Building Area (Sq. Ft.) 1200.00

Restrictions None Known

A rare opportunity to acquire a well-established, fully operational printing business located in Southeast Calgary. It is located in a plaza with great footfall due to anchor tenants like Starbucks & Safeway. This versatile business offers a wide range of services, including graphic design, printing, signs and banners, large-format printing, promotional products, garment printing and embroidery, finishing services, copying and scanning, rubber stamps and nameplates, commissioner for oaths services, and shipping. The business also benefits from a strong online presence. Monthly rent includes operating costs. Please note: All inquiries are by appointment only. Assets worth more than \$85,000 included in the purchase price. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.

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