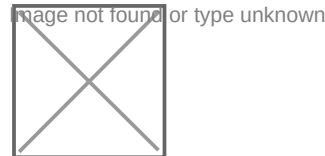


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BOOKS/CARDS/STATIONARY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
34213

MLS ID:
A2290253

\$229,000



 **SYDNEY ENG**
 (403) 836-1359

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type
For Lease

Year Built
1978

Structure Type
Low Rise (2-4 stories)

Property Type
Commercial

Property Sub Type
Retail

Building Area (Sq. Ft.)
751.00

Building Area (Sq. M.)
69.77

Inclusions
n/a

Restrictions
None Known

Reports
Leases

An exceptional opportunity to acquire one of Calgary's premier retailers specializing in local and international newspapers, magazines, specialty publications, and special-interest print media. Operating successfully for over 30 years, this well-established and profitable independent shop has built a loyal customer base and a strong presence within the community. Strategically situated in the heart of the Red Mile—one of Calgary's most vibrant and high-traffic corridors—the business enjoys excellent visibility and steady pedestrian traffic. The location supports consistent revenue with meaningful potential for future growth. There are multiple avenues to expand the business, including the addition of vape products, lottery services, refreshments, money transfer services, courier depot operations, and other complementary convenience offerings. This is a turnkey operation with established supplier relationships and a proven track record of performance. An ideal opportunity for an owner-operator or investor seeking a stable, income-generating business with strong upside potential in a thriving Calgary market.

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