

# \$350,000 - N/A, Calgary

MLS® #A2216396

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Step into ownership of a highly reputable and long-standing printing business that has been serving Calgary's downtown core since 1992. Generating approximately \$500,000 in annual revenue from a compact 567 sq. ft. footprint (with extra storage space), this is an excellent opportunity for entrepreneurs or investors looking for a proven and profitable operation with substantial room for growth.

This turnkey business offers a full suite of services including banners, books, flyers, stickers, signage, business materials, marketing collateral, passport photos, and graphic design for corporate branding. The operation also holds potential for expansion into high-demand niches like road signage and specialty sticker printing through nearby additional space.

Positioned in a high-traffic location within the +15 pedestrian network, the business enjoys consistent walk-in customers and a loyal B2B client base—including gas stations and local businesses within a 5 km radius. Two new tenants are set to join the complex by year-end, further increasing exposure and revenue potential.

The lease is secured until July 2028 at a very competitive gross rent of \$2,100/month (including utilities), with a dedicated parking stall available for \$400/month. A valued full-time employee with seven years of



experience is open to continuing with new ownership, making the transition seamless. With minimal owner involvement currently required, this is an excellent semi-absentee ownership model.

Whether you're looking to expand your portfolio or step into business ownership, this low-maintenance, well-established print shop offers everything needed to succeed in Calgary's thriving business services sector. \*\*\*Business asset sale only - real estate is not included.\*\*\*

Built in 2021

**Essential Information**

MLS® #	A2216396
Price	\$350,000
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	2

**Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.