

# \$475,000 - N/A, Calgary

---

MLS® #A2201066

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

This well-established printing business is a golden opportunity for investors or entrepreneurs seeking a steady and growing income stream. Operating in a compact 567 sq. ft. space with additional storage to store inventory etc. , the business generates an impressive \$500,000 in annual revenue, with significant potential for growth. A new tenant is set to move into the same building by the end of this year, and another is opening in the adjacent building, which is expected to drive additional foot traffic and boost revenue.

The business offers a wide range of services, including printing banners, books, stickers, signs, marketing materials, flyers, business materials, and graphic design for corporate branding. There's also an opportunity to expand into sticker printing, road signs, and other complementary services by utilizing a small additional space nearby, further diversifying revenue streams.

Strategically located in Calgary's bustling Downtown area, the business benefits from the +15 pedestrian network, which brings a steady flow of traffic, including customers for passport photos and other services. With a history dating back to 1992, this business has built a loyal B2B client base, including island businesses and gas companies within a 5 km radius, ensuring consistent demand with minimal marketing effort.

The lease is secured until July 2028, with the option to extend, and the gross rent is an affordable \$2,100/month, including utilities. A



dedicated parking spot is available for \$400/month, adding convenience for both the owner and customers.

The business comes with an experienced full-time employee who has been with the company for seven years and is willing to stay on, ensuring a smooth transition. Additionally, the business operates with minimal owner involvement, making it an ideal semi-absentee opportunity.

With a transferable lease, negotiable option periods, and a prime location, this is a turnkey opportunity in a high-demand industry.

Don't miss your chance to own a thriving, low-maintenance business with immense growth potential!

\*\*\*This is a business asset sale only; real property is not included. \*\*\*

Built in 2021

### **Essential Information**

MLS® #	A2201066
Price	\$475,000
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	March 10th, 2025
Days on Market	31

## Listing Details

Listing Office            Greater Property Group

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.