



---

**400 3 Ave SW #260**

**Sam Patel**

Senior Associate, Leasing & Sales

(587) 582-6032

[sam.patel@kpliglobal.com](mailto:sam.patel@kpliglobal.com)



# CANTERRA PRINTING HOUSE

400 3 AVE SW #260, CALGARY, AB T2P 4H2

## Sale Price

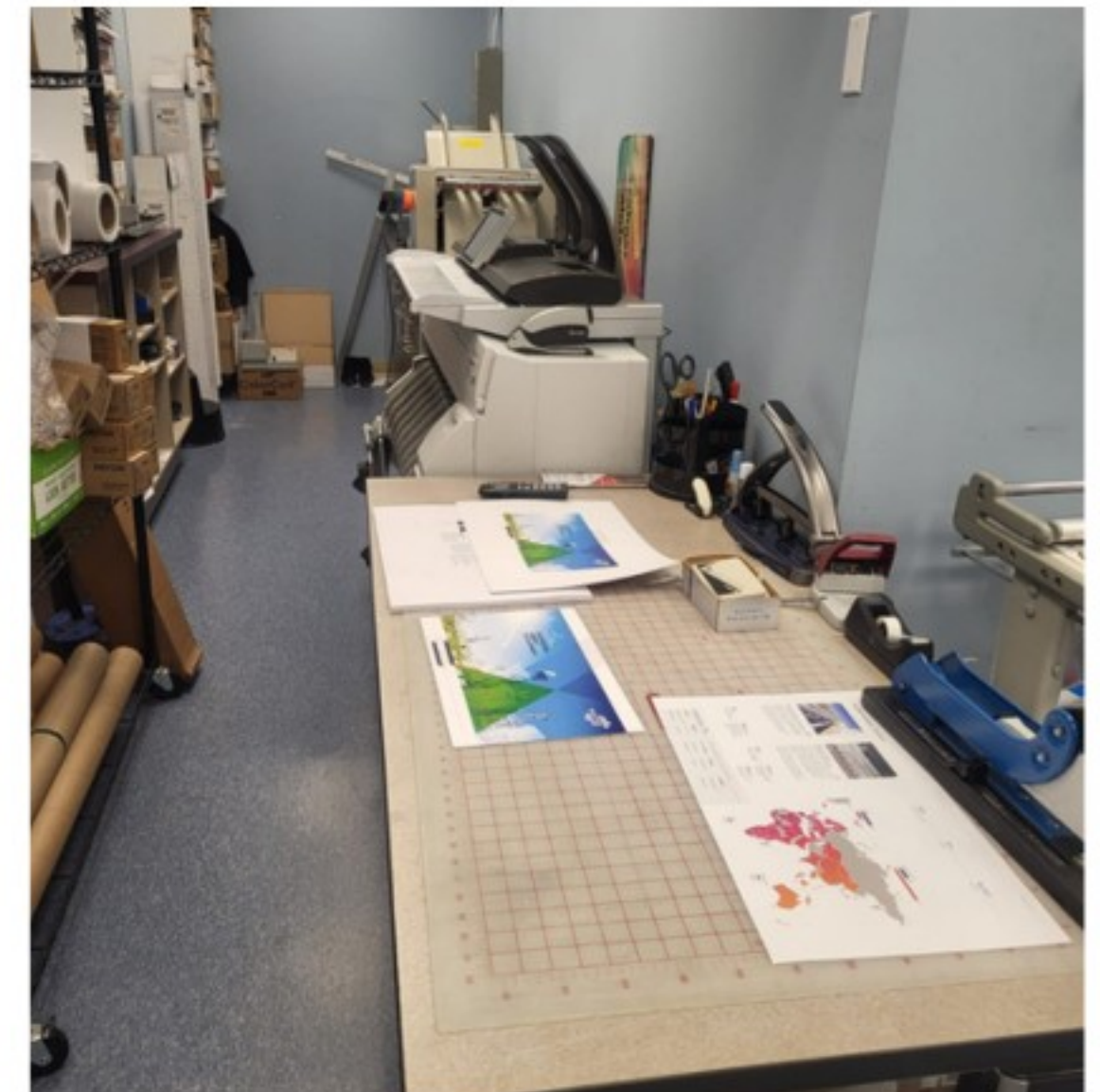
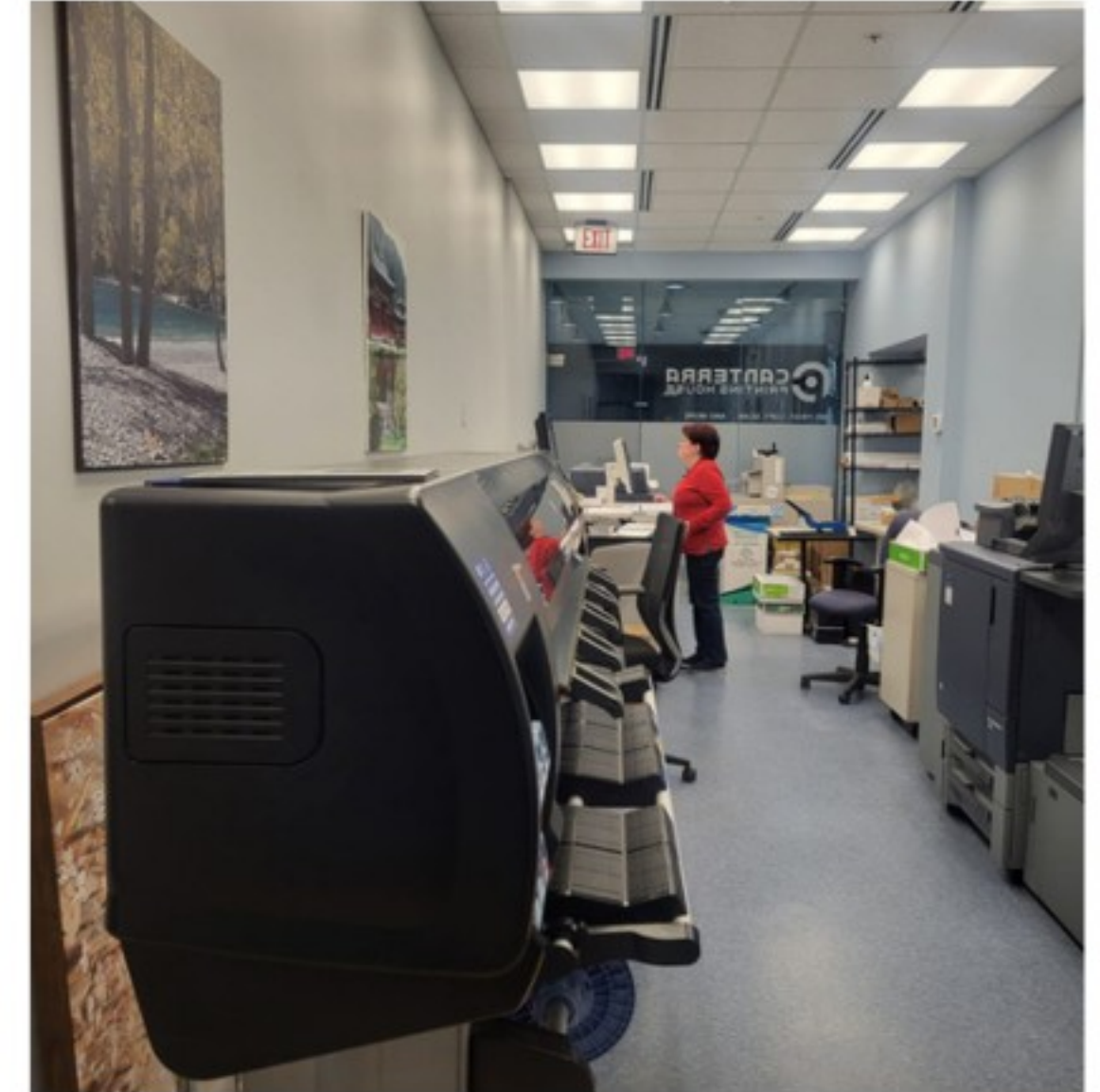
\$275,000.00

## Lease

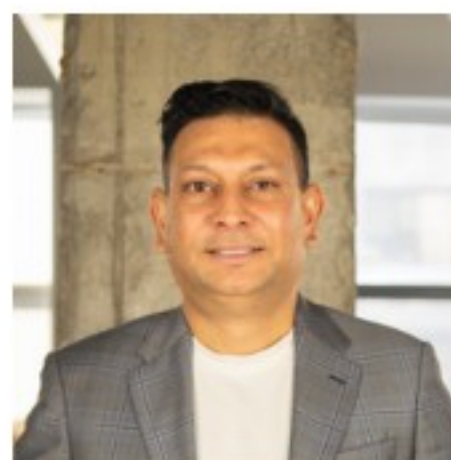
\$2,500.00 Monthly

## Key Highlights

- Established 30+ years serving Calgary since 1992.
- Prime downtown location on Calgary's busy +15 skywalk.
- Consistent walk-in and corporate clientele.
- 567 sq. ft. retail space plus additional storage.
- Services include printing, signage, banners, stickers, and graphic design.
- Low lease of \$2,500/month including utilities.
- Lease secured until July 2028 with a renewal option.
- Strong B2B demand from surrounding office towers.
- Experienced long-term employee willing to stay.
- Growth potential in road signage and specialty sticker production.



## CONTACT FOR MORE INFORMATION



**Sam Patel**

Senior Associate, Leasing & Sales

(587) 582-6032

sam.patel@kpliglobal.com

