

MLS # A2281694

Calgary, Alberta



## \$60,000

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Arts and Entertainment
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	950 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** All goods that are on the premises at the time of possession. Materials are used and replaced so they may not be completely the same. Included will be 2 vacuums, tables, chairs, filing cabinet, book cases, shelves as seen at showing time.

I am pleased to present an incredible opportunity to acquire a growing business in a unique niche market, specializing in custom tufting frames of various sizes and creative fluid bear painting classes. Potential space to introduce all sorts of DIY workshops. Business for sale that has been successfully operating for two years. Offers significant potential for future growth. Studio hosts instructional classes where students learn creative techniques, making it ideal for workshops, birthday parties, girls' nights out, and other group events. Great for personalized gifts or individual creative enjoyment. Located in a leased space with approximately one year remaining on the current lease; however, the landlord is open to extending. The lease rate includes operating costs. Studio is bright, spacious, well maintained, and welcoming. Inventory levels may vary at the time of viewing, as items are actively used and replenished. All existing inventory will be included in the sale. The current owners are also happy to provide training and support to ensure a smooth transition for the new owners. If you would like further details or to arrange a private viewing, please don't hesitate to reach out.