



**GRASSROOTS**  
REALTY GROUP

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**123 Any Street**  
**Calgary, Alberta**

**MLS # A2226669**

**\$2,420,000**



**Division:** Downtown West End

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,084 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture (dining area table and chairs, front desk counter), computer system, play structure, arcade games, kitchen equipment. small toys, air conditioning, washer/dryer. commercial dishwasher.

Located in the heart of Calgary's Central district, this daycare benefits from a prime location, close proximity to the c-train. This facility features an expansive indoor space of over 4,000sqft and a rarely found rooftop outdoor playground of approximately 5,000sqft also a separated stroller parking area. Currently operating at full capacity with 78 enrolled children and a lengthy charged waiting list, this highly successful business was established in 2014 and is supported by a robust management team, allowing for higher owner absenteeism. Recent upgrades include new cabinets, sleeping pads, toys, and decor, contributing to significant net profits over the past two years. The introduction of a new government policy in 2025 is expected to generate an additional \$100,000 in net profit. With a competitive lease rate of \$6,296/month, inclusive of operating costs, and nine years remaining, this exceptional opportunity is ideal for an experienced provider or new investor seeking a turnkey business and well-established venture. The daycare is surrounded by a high-density area and is preferably sold in conjunction with another commercial property (6,300 sf), connected via the +15 walkway system. Newly renovated suitable for many uses originally built for 138 spots daycare with Occupancy Permit obtained. Please contact for further information.