



GRASSROOTS
REALTY GROUP

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123 south central Manchester Area
Calgary, Alberta

MLS # A2244772



\$749,000

Division: Manchester

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All furniture, fixtures and equipment. ALL BRAND NEW

An incredible opportunity to own a turnkey, fully developed daycare facility in a highly desirable urban area. This professionally designed centre offers 4,600 sq. ft. of functional space across two floors and will be licensed (only one inspection away from being fully licensed) for up to 67-71 children. It features seven fully equipped classrooms, four washrooms, five hand-washing sinks, an approved exemption for a public playground, a spacious reception area with lounge seating, a dedicated workspace for the program coordinator, and a well-equipped staff room. The building includes front and rear entrances for smooth traffic flow, extra HVAC with a make-up air unit, and central air conditioning 16 security cameras, etc. The facility offers 20 parking stalls (4 assigned and 16 visitor), and is situated near a public playground with a licensing exemption already approved. With a projected net profit of over 320K/year at full capacity, this makes this business highly sustainable. Included in the sale are a professionally built website, active social media accounts, and various marketing materials such as billboards, sandwich boards, decals, and all documents required for operations. The business also comes with a subscription to a leading childcare management platform (Brightwheel) which the buyer may choose to continue or not. A secure commercial lease is in place, offering a six-year term with two six-year renewal options, totalling up to 18 years. The buyers may choose to apply for a NFP license if needed. This is a rare, plug-and-play childcare business opportunity ideal for both investors and hands-on operators. Showings are available by appointment after an acceptable review of high-level documentation.