



123 Daycare Street SW  
Calgary, Alberta

MLS # A2290436

**\$1,000,000**



<b>Division:</b>	Acadia
<b>Type:</b>	Business
<b>Bus. Type:</b>	Child Care, Education/School
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,000 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>	-
<b>Inclusions:</b>	TBV		

Rare opportunity to acquire a spacious, fully-equipped 6,200 sq. ft. daycare facility (Business Only) in the high-demand Calgary South corridor. This established center is licensed for approx 100 children, offering a scale that is increasingly difficult to find in today's tight commercial real estate market. This facility represents a significant "mini-anchor" for the local community, attracting consistent daily traffic from working parents. Monthly lease \$18,600 includes utilities. Whether you are an experienced operator looking to expand your portfolio or an investor seeking a high-performing business in a recession-resilient industry. Serious inquiries only. Non-Disclosure Agreement (NDA) and proof of funds (\$400,000)/qualifications is required for full financial disclosure. Map location is incorrect due to confidentiality.