



MLS # A2309818

Calgary, Alberta

\$599,900



Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,340 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Seize a rare opportunity to own a high-capacity, turn-key daycare business in one of Calgary's most sought-after communities. Licensed for 54 children, this thriving operation boasts a prime location with excellent visibility and a consistent influx of local families. A standout feature of this offering is the exceptional lease agreement, which is "all-inclusive," covering all utilities within the monthly rent—providing the owner with predictable overhead and simplified financial management. The facility is fully equipped, thoughtfully designed for early childhood development, and strategically positioned to capitalize on Calgary's high demand for quality childcare. This is an ideal investment for an owner-operator or an investor looking to step into a well-established, profitable business in a growth-oriented sector. This is non-profit daycare.