



MLS # A2313963

Calgary, Alberta



\$2,300,000

Division:	Calgary
Type:	Business
Bus. Type:	Child Care
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,500 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-

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

Inclusions: Asset List to be provided before closing

Exceptional opportunity to acquire a highly successful for-profit daycare located in a prime area of Calgary NE. This well-established and fully operational childcare center is licensed for 70 children and has been running at full capacity. The business also launched an Out-of-School Care program in September 2025, creating additional growth and revenue potential. Generating approximately \$95,000 in monthly gross revenue with an impressive net income of around \$52,000 per month, this turn-key operation benefits from the Alberta Affordability Grant and a strong reputation within the community. Operations commenced in March 2025, with rapid enrollment growth driven by the center's prime location and high demand for childcare in the area. The property offers a secure long-term lease with over nine years remaining plus two additional five-year renewal options, and rent includes operating costs. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.