



GRASSROOTS
REALTY GROUP

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MLS # A2331010

Calgary, Alberta



\$425,000

Division: Calgary
Type: Retail
Bus. Type: Child Care
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,362 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset List to be provided before closing		

Excellent opportunity to acquire a well-established daycare business in a prime SW Calgary location. Operating since 2016, this licensed childcare facility has a capacity for 28 children and is situated in a busy commercial plaza. The centre is licensed as a Group Child Care Program, offering childcare services as well as before-, during-, and after-school care for kindergarten-aged children. The licence covers children from 19 months to 6 years of age. The business operates as a for-profit daycare and benefits from the Alberta Affordability Grant program. Monthly rent includes operating costs, providing a predictable occupancy expense. A turnkey opportunity for an owner-operator or investor seeking an established childcare business in a desirable Calgary market. Confidentiality agreement required. Please do not approach staff or visit the business without an appointment.