



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**MLS # A2332995**

**Fort McMurray, Alberta**



**\$449,000**

**Division:** Fort McMurray

**Type:** Retail

**Bus. Type:** Child Care

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,088 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

Exceptional opportunity to acquire a well-established and successfully operated preschool in Fort McMurray, serving the community for over a decade. The center benefits from 31 funded CWELCC spaces and is approved to accommodate over 124 children through programs supported by the Affordability Grant Funding. Offering three structured programs—Milestones, Foundations, and Graduates—the preschool is fully staffed and operates from a turnkey setup. In addition to its licensed preschool programming, the business has developed multiple complementary revenue streams, including parented programs, birthday parties, seasonal camps, and weekend classes, creating diversified income and strong community engagement. These established programs help strengthen enrolment, enhance family retention, and support long-term growth. The monthly rent includes operating costs, making this an attractive opportunity for both owner-operators and investors seeking a stable childcare business with proven performance and significant growth potential. A turnkey opportunity for an owner-operator or investor seeking an established childcare business in a desirable market. Confidentiality agreement required. Please do not approach staff or visit the business without an appointment.