

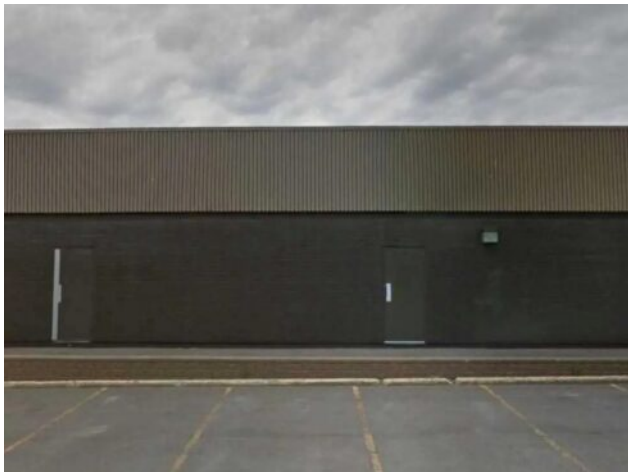


GRASSROOTS
REALTY GROUP

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MLS # A2341494

Edmonton, Alberta



\$1,200,000

Division: Edmonton

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime South Edmonton Childcare Business Opportunity! Established and licensed childcare business now available as the experienced owners prepare for retirement after 20+ years in the childcare industry. Operating from an approximately 4,800 SF facility with a favorable lease rate of \$16,581/month including operating costs, the business is licensed for 114 children and offers an excellent opportunity for an owner-operator or investor. Ideally located in desirable South Edmonton, this is a rare opportunity to acquire an established childcare business from retiring owners and continue its successful legacy.