



GRASSROOTS
REALTY GROUP

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MLS # A2344049

Calgary, Alberta

\$579,900



Division: Calgary

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,340 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See remarks

A rare opportunity to own a turnkey, fully developed and functional Daycare facility in a highly desirable urban community in Calgary. This professionally designed daycare offers 2340sf of functional space for up to 54 kids. It features fully equipped classrooms, washrooms, a reception area with lounge seating, a dedicated workspace for the program coordinator, and a well-equipped staff room, prime location with excellent visibility. Another standout feature of this offering is the exceptional lease agreement which is currently of about \$5018/month all inclusive, this provide the owner predictable expenses and easy financial management. A secure commercial lease is in place until 2034 with renewal options. This makes the business highly affordable and sustainable. This is a rare, 100% company share sale plug-and-play Daycare business opportunity ideal for both investors and hands-on operators. Showings are available by appointment only with listing agent.