



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2346642

Lacombe, Alberta



\$499,000

Division: Lacombe

Type: Retail

Bus. Type: Child Care

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,897 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

Newly renovated, turnkey daycare opportunity in Lacombe, licensed for up to 60 children and enrolled 8 kids. The sale includes all furniture, fixtures, and appliances, making it a true turnkey operation. All required licenses and permits are in place and approved under Alberta Child Care Licensing, with 21 toddler, 22 preschool, and 17 kindergarten spaces. The daycare is licensed under the government affordability grant program and operates as a non-profit. Features include an approximately 1,900 sq. ft. outdoor play area and 8 parking stalls, including 2 designated accessible stalls. Monthly rent includes operating costs. Please do not visit the premises without a scheduled appointment.