



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2347670

Edmonton, Alberta

\$1,200,000



Division:	Edmonton
Type:	Business
Bus. Type:	Child Care, Education/School
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,000 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Excellent opportunity to acquire a nearly new, well-designed daycare in a convenient South Edmonton location. Licensed for over 100 children, this approximately 5,000+ sq. ft. facility offers a thoughtfully designed environment with a calm, natural aesthetic and quality finishes throughout. Each room is equipped with its own bathroom, sink, and microwave, providing functionality and convenience for both children and staff. The facility also includes two dedicated staff rooms and quality furniture, fixtures, and equipment. The daycare operates as a for-profit facility with an affordability grant in place and operating, providing an established foundation for continued operations and enrollment growth. The spacious layout and strong outdoor component are standout features, including an exceptional outdoor play space that provides an engaging environment for children. With its nearly new construction, modern layout, extensive outdoor space, quality equipment, and established operations, this is a compelling turnkey opportunity for an existing childcare operator or an organization looking to expand its presence in Edmonton.