



GRASSROOTS
REALTY GROUP

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MLS # A2348602

Medicine Hat, Alberta

\$550,000



Division:	Medicine Hat
Type:	Business
Bus. Type:	Child Care, Education/School
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,817 sq.ft.
Zoning:	-

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

An excellent opportunity to acquire a newly constructed and fully licensed childcare operation in Medicine Hat. The facility is over 2,700 sq. ft., excluding the private outdoor playground, and is licensed for 58 children. The newly constructed facility was built using high-quality materials and is thoughtfully outfitted with quality furnishings, equipment, and toys, creating a modern and welcoming environment for children and staff. The daycare has recently opened and is currently in the early stages of building enrollment, providing an incoming operator with significant opportunity to grow the business and expand programming. Qualified staffing is already in place, and the facility is supported by a 10-year lease. There are currently no outstanding deficiencies reported. This is a turnkey opportunity to acquire a newly constructed, licensed childcare facility with 58 licensed spaces, OSC approval, access to the Child Care Subsidy Program, quality improvements and equipment already in place, and significant potential for future enrollment growth. The facility is approved for Out-of-School Care (OSC), with the OSC program having access to the Child Care Subsidy Program, providing an additional opportunity to support enrollment and affordability for eligible families. The daycare is also working toward obtaining the Affordability Grant, subject to government availability and eligibility requirements. The current expectation is that applications may become available in March 2027, although timing and availability remain subject to government confirmation and may change. **CONFIDENTIAL SALE:** Further information, including the exact location, complete lease terms, financial information, licensing documentation, and supporting business information, will be provided to qualified purchasers following execution of an appropriate confidentiality agreement.

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