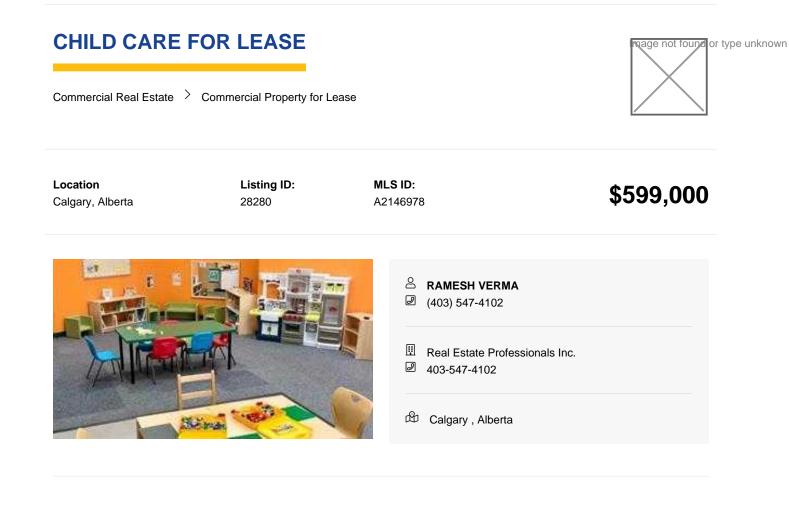


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Transaction Type For Lease

Lease Frequency Monthly

Property Type Commercial

Building Area (Sq. M.) 222.97

Reports None

Days On Market 336

Year Built 2016

Property Sub Type Retail

Inclusions Equipment list to be attached to the offer to Purchase

Lease Amount 6000.00

Structure Type Retail

Building Area (Sq. Ft.) 2400.00

Restrictions None Known

Seize this remarkable opportunity to own a running (since 2017) Montessori in Calgary. With space licensed for 36 children and currently 20 enrolled (due to summer), understanding the local demand for childcare and potential for enrollment growth during nonsummer months is crucial. The Monthly lease amount is approximately \$5,100 except utilities. Please note a confidentiality agreement is required to be signed in order to disclose information about your business. Schedule a viewing today. A valid certificate and license to operate a childcare facility or an equivalent gualification. Proof of available funds for the purchase. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

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