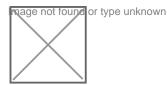


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CHILD CARE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30769

MLS ID: A2225293

\$2,390,000



<sup>△</sup> SAM KIM

**2** (403) 247-7770

□ CIR Realty

**403-247-7770** 

Calgary , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

107

**Lease Amount** 

6275.93

Lease Frequency

Monthly

**Building Type** 

High Rise, Mixed Use, Retail

Year Built 1974

**Structure Type** 

Retail

Property Type Commercial **Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

2869.00

Building Area (Sq. M.)

266.54

Inclusions

N/A

RestrictionsReportsNone KnownNone

Exceptional opportunity to acquire a thriving, fully licensed daycare center in a sought-after, family-oriented in DOWNTOWN neighborhood. This beautifully renovated 2,869 sq ft facility is meticulously maintained and offers a true turnkey solution for childcare professionals or investors. Licensed for 73 children and currently operating near capacity with 64 enrolled in June & 65 enrolled in July, the center generates consistent, reliable cash flow. Thoughtfully designed for efficiency and compliance, the layout includes multiple age-appropriate classrooms, a secured entry, director's office, well-equipped kitchen, ample storage, and child-sized city-compliant restrooms. Outstanding lease terms: Low monthly rent of just \$6,275, including all utilities except electricity (approx. \$250/month). The facility is fully equipped and move-in ready—ideal for owner-operators or those expanding an existing childcare brand. The outdoor space features a fully fenced playground with safe, age-specific equipment, creating a fun and secure environment for children. Interiors are bright, modern, and fully compliant with all local childcare regulations. Additional highlights include on-site parking for easy drop-off/pick-up, excellent street visibility, and proximity to residential communities, schools, and major commuter routes. Zoned and licensed for childcare use, this facility offers a rare combination of value, stability, and growth potential. Whether you're an experienced provider or a new entrepreneur, this turnkey business is ready to support your success from day one.

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