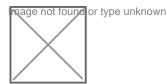


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CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30769

MLS ID: A2225293

\$2,390,000



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🖒 Calgary , Alberta

Transaction Type

For Lease

Days On Market

54

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

Restrictions
None Known

Reports None

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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