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CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta

Listing ID:
30769

MLS ID:
A2225293

\$2,390,000



 **SAM KIM**
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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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