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CHILD CARE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32139

MLS ID:
A2226669

\$2,420,000



 **LI YANG**
 (403) 247-7770

 CIR Realty
 403-247-7770

 123 Any Street , Calgary , Alberta T2P 1A9

Transaction Type For Lease	Days On Market 338	Lease Amount 6296.00
Lease Frequency Monthly	Subdivision Downtown West End	Building Type High Rise
Year Built 2014	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 4084.00	Building Area (Sq. M.) 379.41
Inclusions Furniture (dining area table and chairs, front desk counter), computer system, play structure, arcade games, kitchen equipment. small toys, air conditioning, washer/dryer. commercial dishwasher.	Restrictions See Remarks	Reports Leases

Located in the heart of Calgary's Central district, this daycare benefits from a prime location, close proximity to the c-train. This facility features an expansive indoor space of over 4,000sqft and a rarely found rooftop outdoor playground of approximately 5,000sqft also a separated stroller parking area. Currently operating at full capacity with 78 enrolled children and a lengthy charged waiting list, this highly successful business was established in 2014 and is supported by a robust management team, allowing for higher owner absenteeism. Recent upgrades include new cabinets, sleeping pads, toys, and décor, contributing to significant net profits over the past two years. The introduction of a new government policy in 2025 is expected to generate an additional \$100,000 in net profit. With a competitive lease rate of \$6,296/month, inclusive of operating costs, and nine years remaining, this exceptional opportunity is ideal for an experienced provider or new investor seeking a turnkey business and well-established venture.

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