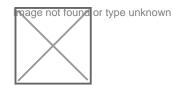


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, 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

6296.00

Lease Frequency

Monthly

Subdivision

187

Downtown West End

Building Type

Lease Amount

High Rise

Year Built

2014

Structure Type Mixed Use

Property Type Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

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

4084.00

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. The daycare is surrounded by a high-density area and is preferably sold in conjunction with another commercial property (6,300 sf), connected via the +15 walkway system. Newly renovated suitable for many uses originally built for 138 spots daycare with Occupancy Permit obtained. Please contact for further information.

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