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CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32157

MLS ID:
A2257686

\$1,750,000



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 403-547-4102

 Calgary , Alberta

Transaction Type	Days On Market	Lease Amount
For Lease	27	12500.00
Lease Frequency	Year Built	Structure Type
Monthly	2024	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Business	3500.00
Building Area (Sq. M.)	Inclusions	Restrictions
325.16	Asset List to be provided before closing	None Known
Reports		
None		

An established daycare with an Affordability Grant is available for sale in Calgary NE. Located on the second floor, this licensed facility accommodates 70 children and currently operates at full capacity with 70–78 enrolled, including full-time and part-time. The daycare launched an Out-of-School Care program in September 2025 and generates monthly gross sales of approximately \$85,000 with a net income of around \$45,000. Operations began in March 2025 and the center has been running at full capacity since June 2025. The property features a long-term lease with over nine years remaining plus two additional five-year renewal options, with rent including operating costs. Interested buyers must provide a signed Non-Disclosure Agreement (NDA), a valid childcare license or equivalent qualification, and proof of available funds for the purchase.

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