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CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33056

MLS ID:
A2273001

\$1,800,000



 **GRANT KELBA**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type

For Sale

Transaction Type

For Lease

Title

Leasehold

Title

Leasehold

Days On Market

3

Days On Market

9

Business Type

Child Care

Lease Amount

18672.00

Lease Frequency

Monthly

Lease Term

Other

Lease Term Remaining

10

Zoning

daycare

Zoning

daycare

Year Built

1980

Year Built

1980

Structure Type

Other

Structure Type

Other

Property Type

Commercial

Property Type

Commercial

Property Sub Type

Business

Property Sub Type

Business

Building Area (Sq. Ft.)

4871.00

Building Area (Sq. Ft.)

4871.00

Building Area (Sq. M.)

452.53

Building Area (Sq. M.)

452.53

Inclusions

All current daycare furniture, fixtures, equipment, computers, software and records

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All current daycare furniture, fixtures, equipment, computers, software and records

Restrictions

None Known

Restrictions

None Known

Reports

Call Lister

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Call Lister

Child care investors and operators have a rare opportunity to acquire a newly built, fully operational daycare located in an affluent area of southwest Calgary. This high-capacity (91 children) centre is licensed, qualifies for government subsidies, and is strategically positioned near major commuter routes while still enjoying a quiet, tucked-away setting within a well-maintained strip mall. The facility was professionally designed and developed by experienced childcare owners and operators with a proven track record in the industry. Due to a strategic realignment of their portfolio, they are now offering this exceptional asset for sale to a qualified buyer who can continue their legacy of excellence. The current operators maintain rigorous standards of safety, security, and quality of care. As such, the ideal purchaser will bring extensive knowledge of early childhood education, relevant operational experience, and appropriate professional accreditation to ensure a seamless transition and continued high-quality service. (Otherwise, the landlord won't approve the lease assignment) This is an outstanding opportunity to step into a turnkey childcare operation in a desirable market and build on an already strong foundation.

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