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## 10455 SOUTHPORT ROAD SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33923


**MLS ID:**  
A2284570

**\$3,750,000**



 **AMRIT BEDI**  
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 Coldwell Banker YAD Realty  
 587-897-4141

 10455 Southport Road SW, Calgary , Alberta T2W3X6

|   |   |                                    |
|---|---|------------------------------------|
| <b>Transaction Type</b><br>For Sale       | <b>Days On Market</b><br>65             | <b>Zoning</b><br>C-COR3            |
| <b>Subdivision</b><br>Southwood           | <b>Year Built</b><br>1970               | <b>Structure Type</b><br>Mixed Use |
| <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Business    | <b>Legal Plan</b><br>1111111       |
| <b>Building Area (Sq. Ft.)</b><br>7200.00 | <b>Building Area (Sq. M.)</b><br>668.90 | <b>Inclusions</b><br>None          |
| <b>Restrictions</b><br>None Known         | <b>Reports</b><br>None                  |                                    |

Brand-New Daycare Business for Sale (Business Only) Newly established daycare business available for sale, offering approximately 7,000 sq. ft. of leased space (building/property not included). This is a turnkey opportunity, allowing a new owner to begin operations immediately. The facility is licensed for up to 140 children and is located in a freestanding building featuring both natural and turf outdoor play areas. The property offers over 50 on-site parking stalls and is conveniently situated near a C-Train station, Superstore, and Macleod Trail, providing excellent accessibility and visibility. The interior includes: 9 classrooms, 3 offices, Staff room, Full kitchen Presidential suite on the second floor This is an exceptional opportunity to acquire a modern, fully equipped daycare in a prime location.

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