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## CHILD CARE, EDUCATION/SCHOOL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34232

**MLS ID:**  
A2290436

**\$1,000,000**



 **BURHAN VASANWALA**  
 (403) 453-8211

 Diamond Realty & Associates Ltd  
 403-453-8211

 123 Daycare Street SW, Calgary , Alberta T3N1L3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 6	<b>Lease Amount</b> 18600.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Acadia	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 6000.00	<b>Building Area (Sq. M.)</b> 557.41
<b>Inclusions</b> TBV	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister

Rare opportunity to acquire a spacious, fully-equipped 6,200 sq. ft. daycare facility (Business Only) in the high-demand Calgary South corridor. This established center is licensed for approx 100 children, offering a scale that is increasingly difficult to find in today's tight commercial real estate market. This facility represents a significant "mini-anchor" for the local community, attracting consistent daily traffic from working parents. Monthly lease \$18,600 includes utilities. Whether you are an experienced operator looking to expand your portfolio or an investor seeking a high-performing business in a recession-resilient industry. Serious inquiries only. Non-Disclosure Agreement (NDA) and proof of funds (\$400,000)/qualifications is required for full financial disclosure. Map location is incorrect due to confidentiality.

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