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CHILD CARE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35379

MLS ID:
A2313963

\$2,300,000



 **RAMESH VERMA**
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 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 14	Lease Amount 12000.00
Lease Frequency Monthly	Year Built 2025	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 3500.00
Building Area (Sq. M.) 325.16	Inclusions Asset List to be provided before closing	Restrictions None Known
Reports None		

Exceptional opportunity to acquire a highly successful for-profit daycare located in a prime area of Calgary NE. This well-established and fully operational childcare center is licensed for 70 children and has been running at full capacity. The business also launched an Out-of-School Care program in September 2025, creating additional growth and revenue potential. Generating approximately \$95000 in monthly gross revenue with an impressive net income of around \$52,000 per month, this turn-key operation benefits from the Alberta Affordability Grant and a strong reputation within the community. Operations commenced in March 2025, with rapid enrollment growth driven by the center's prime location and high demand for childcare in the area. The property offers a secure long-term lease with over nine years remaining plus two additional five-year renewal options, and rent includes operating costs. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.

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