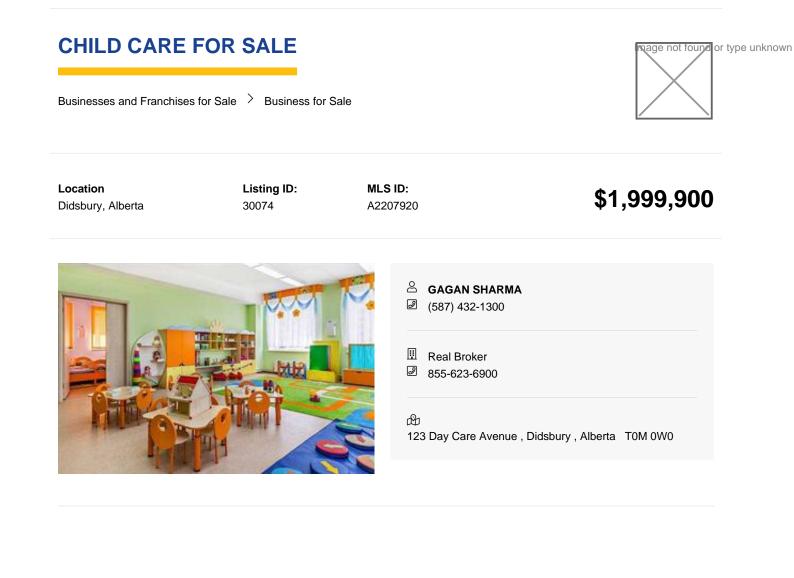


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Transaction Type	Days On Market	Business Type
For Sale	27	Child Care
Zoning	Subdivision	Building Type
IS	NONE	Mixed Use
Year Built	Structure Type	Property Type
1979	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Business	110O	3364.97
Building Area (Sq. M.)	Inclusions	Restrictions
312.61	NA	None Known
Reports RPR		

An excellent opportunity to own a brand-new daycare facility in the heart of Didsbury, Alberta. This 4,600 sq ft space is currently under construction and will be fully completed prior to possession once a potential buyer is confirmed or the property goes under contract. Buyers have the flexibility to choose from our professionally designed layout or bring their own vision to life. The space includes a fully equipped kitchen, child-friendly washrooms, and a spacious indoor/ Outdoor play area designed with safety and fun in mind. Separate office rooms for teachers and staff ensure a professional work environment, while ample parking accommodates both staff and parents. The property also features brand-new electrical wiring and infrastructure, making it a turnkey solution for those looking to open or expand a childcare business. This is a rare chance to invest in a purpose-built daycare in a growing, family-focused community.

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