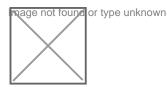


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30769

MLS ID: A2225293

\$2,390,000



≗ SAM KIM

2 (403) 247-7770

□ CIR Realty

403-247-7770

🖒 Calgary , Alberta

Transaction Type

For Lease

Days On Market

65

Lease Amount

6275.93

Lease Frequency

Monthly

Building Type

High Rise, Mixed Use, Retail

Year Built 1974

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Mixed Use

Building Area (Sq. Ft.)

2869.00

Building Area (Sq. M.)

266.54

Inclusions

N/A

Restrictions Reports
None Known None

Exceptional opportunity to acquire a thriving, fully licensed daycare center in a sought-after, family-oriented in DOWNTOWN neighborhood. This beautifully renovated 2,869 sq ft facility is meticulously maintained and offers a true turnkey solution for childcare professionals or investors. Licensed for 73 children and currently operating near capacity with 64 enrolled in June & 65 enrolled in July, the center generates consistent, reliable cash flow. Thoughtfully designed for efficiency and compliance, the layout includes multiple age-appropriate classrooms, a secured entry, director's office, well-equipped kitchen, ample storage, and child-sized city-compliant restrooms. Outstanding lease terms: Low monthly rent of just \$6,275, including all utilities except electricity (approx. \$250/month). The facility is fully equipped and move-in ready—ideal for owner-operators or those expanding an existing childcare brand. The outdoor space features a fully fenced playground with safe, age-specific equipment, creating a fun and secure environment for children. Interiors are bright, modern, and fully compliant with all local childcare regulations. Additional highlights include on-site parking for easy drop-off/pick-up, excellent street visibility, and proximity to residential communities, schools, and major commuter routes. Zoned and licensed for childcare use, this facility offers a rare combination of value, stability, and growth potential. Whether you're an experienced provider or a new entrepreneur, this turnkey business is ready to support your success from day one.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.