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CHILD CARE FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
30808


MLS ID:
A2226149

\$3,700,000



 **ED KWAN**
 (403) 397-6667

 **First Place Realty**
 403-547-8401

 1020,1010,220, 634 6 Avenue SW, Calgary , Alberta T2P 0S4

Transaction Type

For Sale

Days On Market

64

Business Type

Child Care

Zoning

CR20-C20/R20

Subdivision

Downtown Commercial Core

Building Type

Commercial Mix

Year Built

2021

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1610979

Building Area (Sq. Ft.)

6300.00

Building Area (Sq. M.)

585.28

Roof

Asphalt Shingle

Foundation

Poured Concrete

Cooling

Central Air

Heating

Forced Air,Natural Gas

Inclusions

N/A

Restrictions

Easement Registered On Title

Reports

None

Prime location, specialized commercial space for sale (including real estate properties and all new interior renovations) in Downtown Calgary, 6 Ave & 6 Street SW. Total 6300 sf specialized construction, suitable for medical, learning, old age, care home, originally built for a 138 spots daycare, the seller already obtained the Daycare Occupancy Permit in hand, but now have other interests. The buyer can continue with the daycare application or repurpose for specific usages. Note, this sale is packaged together with a 78 spots operational daycare on 7 Ave downtown for \$2.42M extra (no real estate, business only), very profitable, we have an unbelievably low and favorable lease for the next 9 years. For the 6th and 6th space with real estate, we are selling the asset at below cost. The 6300 sf facility is connected to the +15 walkway system. All fire suppression & mechanical work completed for large gatherings. Perfect for large daycare operators, there are 4 office building conversions to residential in the nearby area, many young professionals with children are moving into the area, there is a shortage of childcare facilities in downtown right now, and a waiting list for daycare is constant. You will have customers lining up to pay money to you. Monthly condo fee \$6k, property tax \$3k. Call your favorite realtor today.

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