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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

\$3,650,000



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

Transaction Type For Sale	Days On Market 238	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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