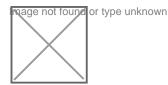


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CHILD CARE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32157

MLS ID: A2257686

\$1,750,000



- A RAMESH VERMA
- **2** (403) 547-4102
- Real Estate Professionals Inc.
- 403-547-4102
- 🖒 Calgary , Alberta

**Transaction Type** 

For Lease

Lease Frequency

Monthly

**Property Type** 

Commercial

Building Area (Sq. M.)

D --- --

325.16

Reports None **Days On Market** 

2

Year Built

2024

**Property Sub Type** 

Business

Inclusions

Asset List to be provided before closing

**Lease Amount** 

12500.00

Structure Type

Retail

**Building Area (Sq. Ft.)** 

3500.00

Restrictions

None Known

An established daycare with an Affordability Grant is available for sale in Calgary NE. Located on the second floor, this licensed facility accommodates 70 children and currently operates at full capacity with 70–78 enrolled, including full-time and part-time. The daycare launched an Out-of-School Care program in September 2025 and generates monthly gross sales of approximately \$85,000 with a net income of around \$45,000. Operations began in March 2025 and the center has been running at full capacity since June 2025. The property features a long-term lease with over nine years remaining plus two additional five-year renewal options, with rent including operating costs. Interested buyers must provide a signed Non-Disclosure Agreement (NDA), a valid childcare license or equivalent qualification, and proof of available funds for the purchase.

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