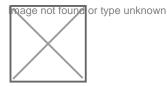


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CHILD CARE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID:

32219

MLS ID: A2258946

\$6,300,000



△ GAYATRI SHARMA

(403) 719-0900

■ MaxWell Central

403-719-0900

ß

19650 Walden Boulevard SE, Calgary , Alberta T2X0M7

Transaction Type

For Sale

Days On Market

Business Type Child Care

Zoning

C-C1

Subdivision

Walden

22

Building Type Commercial Mix

Year Built

2026

Structure Type

Property Type

Property Sub Type

Commercial

Retail

Legal Plan

Building Area (Sq. Ft.)

2412397

N/A

Retail

9000.00

Building Area (Sq. M.)

836.12

Inclusions

Restrictions None Known

Reports

None

Exceptional Pre-Construction Sale Opportunity waits - DAYCARE Prime Commercial location in Walden Blvd SE, Seize this rare opportunity to own premium commercial space in a brand-new retail plaza, ideally located in the heart of Walden, one of Calgary's fastest-growing communities. Location: Second floor, high-visibility units on bustling Walden Blvd Price: Only \$700 per sq ft - an unbeatable value for this prime location approved for rooftop playground perfect for childcare/daycare use, status Pre-construction Strategic Location Features: High exposure with excellent foot traffic and visibility Surrounded by residential neighborhoods, schools, and amenities easily accessible with ample parking Ideal for a Variety of Businesses, including: Daycare Centre (Cityapproved rooftop playground!), Barber Shop / Hair Salon Restaurant / Pizza Store / Vape Shop / Veterinary / Optometrist / Grocery Store and many more. This opportunity is perfect for those looking to establish a business in a growing community.

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