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## CHILD CARE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33397


**MLS ID:**  
A2276567

**\$1,390,000**



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

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

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

A rare opportunity to own a specialized commercial unit with real estate ownership in the core of Downtown Calgary. This 1,680 sq. ft. purpose-built space features brand-new, high-end interior renovations and customized construction, designed to accommodate professional and institutional uses. The unit is fully equipped with completed fire suppression and mechanical systems, allowing for immediate occupancy and minimizing future capital costs. Directly connected to the +15 walkway system, it offers exceptional accessibility and year-round convenience. Ideal for medical clinics, educational uses, or senior care services, this asset combines prime location, turnkey readiness, and long-term value in one of Calgary's most desirable downtown corridors. Monthly condo fee: \$1,678

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