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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**
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 First Place Realty
 403-547-8401

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

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Business Type Child Care	Zoning CR20-C20/R20	Subdivision Downtown Commercial Core
Building Type Commercial Mix	Year Built 2013	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1610979
Building Area (Sq. Ft.) 1680.00	Building Area (Sq. M.) 156.08	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions Easement Registered On Title	Reports None

An exceptional opportunity to own a specialized commercial unit with real estate ownership in the heart of Downtown Calgary. It was originally designed as a daycare and has the Occupancy Permit acquired. This 1,680 sq. ft. purpose-built space features three well-designed rooms and dedicated bathrooms, along with brand-new, high-end interior renovations and customized construction, making it ideal for professional and institutional uses. The unit is fully equipped with completed fire suppression and mechanical systems, enabling immediate occupancy while minimizing future capital costs. With direct access to the +15 walkway system, the property offers outstanding accessibility and year-round convenience. In addition to street parking and monthly paid parking, there are heated indoor parking spaces available at McDougall Parkade with +15 access to 634, only 1 minute walking distance. Perfectly suited for medical clinics, educational facilities, or senior care services, this turnkey asset combines prime location, operational readiness, and long-term value in one of Calgary's most desirable downtown corridors. Monthly condo fee: \$1,678

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