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## CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33544

**MLS ID:**  
A2278866

**\$749,000**



 **RAMESH VERMA**  
 (403) 547-4102

 Real Estate Professionals Inc.  
 403-547-4102

 Calgary , Alberta

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	2	16000.00
<b>Lease Frequency</b>	<b>Year Built</b>	<b>Structure Type</b>
Monthly	2020	Retail
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Business	3963.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
368.17	NA	None Known
<b>Reports</b>		
None		

Excellent opportunity to acquire a partially completed daycare facility located on high-demand 17th Ave SW Calgary. This non-profit daycare setup offers approximately 3,963 sq. ft. of covered interior space along with a 2,152 sq. ft. dedicated outdoor play area already completed and ready for use. The property is city licensed for up to 88 children, providing strong capacity and long-term operating potential. An estimated \$125,000 investment is required to complete the remaining build-out, allowing a new operator to customize and finalize the space to their operational standards. Monthly rent is \$16,000 including operating costs, with only operating costs payable until March 31st. Full rent commences April 1st, offering a short-term cost advantage during completion. Ideal for operators, investors, or organizations seeking a turnkey daycare project with approvals in place, strong square footage, and immediate upside once completed.

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