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## 5721 3 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
35193

**MLS ID:**  
A2309818

**\$599,900**



 **HYUN CHOL BANG**  
 (403) 547-8401

 First Place Realty  
 403-547-8401

 5721 3 Street SW, Calgary , Alberta t2h0j6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 4777.50
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Windsor Park	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 2340.00	<b>Building Area (Sq. M.)</b> 217.39	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

Seize a rare opportunity to own a high-capacity, turn-key daycare business in one of Calgary's most sought-after communities. Licensed for 54 children, this thriving operation boasts a prime location with excellent visibility and a consistent influx of local families. A standout feature of this offering is the exceptional lease agreement, which is "all-inclusive," covering all utilities within the monthly rent—providing the owner with predictable overhead and simplified financial management. The facility is fully equipped, thoughtfully designed for early childhood development, and strategically positioned to capitalize on Calgary's high demand for quality childcare. This is an ideal investment for an owner-operator or an investor looking to step into a well-established, profitable business in a growth-oriented sector.

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