

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 LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35379

**MLS ID:**  
A2313963

**\$2,300,000**



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

 Real Estate Professionals Inc.  
 403-547-4102

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 12000.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2025	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 3500.00
<b>Building Area (Sq. M.)</b> 325.16	<b>Inclusions</b> Asset List to be provided before closing	<b>Restrictions</b> None Known
<b>Reports</b> None		

Exceptional opportunity to acquire a highly successful for-profit daycare located in a prime area of Calgary NE. This well-established and fully operational childcare center is licensed for 70 children and has been running at full capacity. The business also launched an Out-of-School Care program in September 2025, creating additional growth and revenue potential. Generating approximately \$95000 in monthly gross revenue with an impressive net income of around \$52,000 per month, this turn-key operation benefits from the Alberta Affordability Grant and a strong reputation within the community. Operations commenced in March 2025, with rapid enrollment growth driven by the center's prime location and high demand for childcare in the area. The property offers a secure long-term lease with over nine years remaining plus two additional five-year renewal options, and rent includes operating costs. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.