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## CHILD CARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Fort McMurray, Alberta



**Listing ID:**  
35528


**MLS ID:**  
A2317139

**\$499,000**



 **RAMESH VERMA**  
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 Fort McMurray , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 6400.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2014	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 2088.00
<b>Building Area (Sq. M.)</b> 193.98	<b>Inclusions</b> Asset List to be provided before closing	<b>Restrictions</b> None Known
<b>Reports</b> None		

Exceptional opportunity to acquire a well-established and successfully operated preschool in Fort McMurray, serving the community for over a decade. The center benefits from 31 funded CWELCC spaces and is approved to accommodate over 124 children through programs supported by the Affordability Grant Funding. Offering three structured programs—Milestones, Foundations, and Graduates—the preschool is fully staffed and operates from a turnkey setup. In addition to its licensed preschool programming, the business has developed multiple complementary revenue streams, including parented programs, birthday parties, seasonal camps, and weekend classes, creating diversified income and strong community engagement. These established programs help strengthen enrolment, enhance family retention, and support long-term growth. The monthly rent includes operating costs, making this an attractive opportunity for both owner-operators and investors seeking a stable childcare business with proven performance and significant growth potential.

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