

MLS # A2257686

Calgary, Alberta

\$1,750,000



Division: Calgary
Type: Business
Bus. Type: Child Care
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,500 sq.ft.
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: Asset List to be provided before closing

An established daycare with an Affordability Grant is available for sale in Calgary NE. Located on the second floor, this licensed facility accommodates 70 children and currently operates at full capacity with 70–78 enrolled, including full-time and part-time. The daycare launched an Out-of-School Care program in September 2025 and generates monthly gross sales of approximately \$85,000 with a net income of around \$45,000. Operations began in March 2025 and the center has been running at full capacity since June 2025. The property features a long-term lease with over nine years remaining plus two additional five-year renewal options, with rent including operating costs. Interested buyers must provide a signed Non-Disclosure Agreement (NDA), a valid childcare license or equivalent qualification, and proof of available funds for the purchase.