

MLS # A2259834

Lacombe, Alberta

**\$725,000**



**Division:** Lacombe

**Type:** Business

**Bus. Type:** Child Care

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,897 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Newly renovated daycare opportunity available in Lacombe, licensed for 60 children. All licenses and permits are in place. The facility is approved under Alberta Child Care Licensing for 21 toddler spaces, 22 preschool spaces, and 17 kindergarten spaces. It features an outdoor play area of approximately 1,900 sq. ft. and includes 8 parking stalls, with 2 designated accessible stalls. Monthly rent includes operating costs. Please do not visit the premises without a scheduled appointment.