

MLS # A2260571

Calgary, Alberta



\$5,500,000

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|-------------|-----------------------------|
| Division: | Calgary |
| Type: | Mixed Use |
| Bus. Type: | Child Care,Education/School |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 6,000 sq.ft. |
| Zoning: | R-CG |

| | |
|-------------|----------------|
| Heating: | - |
| Floors: | - |
| Roof: | - |
| Exterior: | - |
| Water: | - |
| Sewer: | - |
| Inclusions: | Equipment list |

| | |
|----------------|-----------|
| Addl. Cost: | - |
| Based on Year: | - |
| Utilities: | - |
| Parking: | - |
| Lot Size: | 0.30 Acre |
| Lot Feat: | - |

Daycare Business with Property for sale: original owner 20+ years in business --- capacity 100+ on license --- NO RENT. Owner retirement sale. ---Land size 13,227 SQ.FT., 0.3 ACRES --- Situated in the heart of Calgary's well-established community, this property presents an exceptional opportunity to own both a thriving daycare business and a strategically positioned commercial property in a family-dense neighbourhood known for long-term stability and strong childcare demand. This location offers outstanding visibility within a quiet residential pocket surrounded by parks, playgrounds, schools, and a wide mix of housing types that attract young families, new immigrants, and working parents seeking reliable and convenient childcare options. Its proximity to major routes ensures smooth drop-off and pick-up for commuting parents, while nearby bus routes and walkable residential streets enhance accessibility for households who rely on transit or prefer local services. The site benefits from being minutes away from essential amenities, including grocery stores, shopping plazas, medical clinics, and community services, making it a highly practical daily stop for families balancing work and household routines. . Owning the property adds tremendous long-term value, eliminating rental risks and allowing the new business owner to build equity while operating a stable business supported by the area's steady population and family-oriented demographics. Whether targeting local households, surrounding communities, or parents commuting through Southeast Calgary, this location delivers exceptional convenience, a built-in client base, and strong growth potential making it an ideal investment for anyone seeking a turnkey childcare operation paired with valuable real estate in a thriving residential district. Serious Buyer needs to

provide proof of funds.