

MLS # A2273001

Calgary, Alberta

**\$1,800,000**



Division:	Calgary
Type:	Business
Bus. Type:	Child Care
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,871 sq.ft.
Zoning:	daycare

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

**Inclusions:** All current daycare furniture, fixtures, equipment, computers, software and records

Child care investors and operators have a rare opportunity to acquire a newly built, fully operational daycare located in an affluent area of southwest Calgary. This high-capacity (91 children) centre is licensed, qualifies for government subsidies, and is strategically positioned near major commuter routes while still enjoying a quiet, tucked-away setting within a well-maintained strip mall. The facility was professionally designed and developed by experienced childcare owners and operators with a proven track record in the industry. Due to a strategic realignment of their portfolio, they are now offering this exceptional asset for sale to a qualified buyer who can continue their legacy of excellence. The current operators maintain rigorous standards of safety, security, and quality of care. As such, the ideal purchaser will bring extensive knowledge of early childhood education, relevant operational experience, and appropriate professional accreditation to ensure a seamless transition and continued high-quality service. (Otherwise, the landlord won't approve the lease assignment) This is an outstanding opportunity to step into a turnkey childcare operation in a desirable market and build on an already strong foundation.