

\$2,390,000 - N/A, Calgary

MLS® #A2225293

\$2,390,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Exceptional opportunity to acquire a thriving, fully licensed daycare center in a sought-after, family-oriented in DOWNTOWN neighborhood. This beautifully renovated 2,869 sq ft facility is meticulously maintained and offers a true turnkey solution for childcare professionals or investors.

Licensed for 73 children and currently operating near capacity with 64 enrolled in June & 65 enrolled in July, the center generates consistent, reliable cash flow. Thoughtfully designed for efficiency and compliance, the layout includes multiple age-appropriate classrooms, a secured entry, director's office, well-equipped kitchen, ample storage, and child-sized city-compliant restrooms.

Outstanding lease terms: Low monthly rent of just \$6,275, including all utilities except electricity (approx. \$250/month). The facility is fully equipped and move-in ready—ideal for owner-operators or those expanding an existing childcare brand.

The outdoor space features a fully fenced playground with safe, age-specific equipment, creating a fun and secure environment for children. Interiors are bright, modern, and fully compliant with all local childcare regulations. Additional highlights include on-site parking for easy drop-off/pick-up, excellent street visibility, and proximity to residential communities, schools, and major commuter routes. Zoned and licensed for childcare use, this facility offers a rare combination of value, stability,



and growth potential.
Whether you're an experienced provider or a new entrepreneur, this turnkey business is ready to support your success from day one.

Built in 1974

Essential Information

| | |
|------------|-------------|
| MLS® # | A2225293 |
| Price | \$2,390,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|---------|
| Address | N/A |
| Subdivision | N/A |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 108 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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