



**GRASSROOTS**  
REALTY GROUP

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123 Any Street  
Calgary, Alberta

MLS # A2226669

**\$2,420,000**



**Division:** Downtown West End

**Type:** Business

**Bus. Type:** Child Care

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,084 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture (dining area table and chairs, front desk counter), computer system, play structure, arcade games, kitchen equipment, small toys, air conditioning, washer/dryer, commercial dishwasher.

Located in the heart of Calgary's Central district, this daycare benefits from a prime location, close proximity to the c-train. This facility features an expansive indoor space of over 4,000sqft and a rarely found rooftop outdoor playground of approximately 5,000sqft also a separated stroller parking area. Currently operating at full capacity with 78 enrolled children and a lengthy charged waiting list, this highly successful business was established in 2014 and is supported by a robust management team, allowing for higher owner absenteeism. Recent upgrades include new cabinets, sleeping pads, toys, and d&eacute;cor, contributing to significant net profits over the past two years. The introduction of a new government policy in 2025 is expected to generate an additional \$100,000 in net profit. With a competitive lease rate of \$6,296/month, inclusive of operating costs, and nine years remaining, this exceptional opportunity is ideal for an experienced provider or new investor seeking a turnkey business and well-established venture. The daycare is surrounded by a high-density area and is preferably sold in conjunction with another commercial property (6,300 sf), connected via the +15 walkway system. Newly renovated suitable for many uses originally built for 138 spots daycare with Occupancy Permit obtained. Please contact for further information.