



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**MLS # A2240951**

**Calgary, Alberta**



**\$599,000**

**Division:** Calgary

**Type:** Retail

**Bus. Type:** Child Care

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Asset List to be provided before closing

Seize this remarkable opportunity to own a running (since 2017) Montessori in Calgary. With space licensed for 36 children, understanding the local demand for childcare and potential for enrollment growth during non-summer months is crucial. The Monthly lease amount is approximately \$6,000 except utilities. Please note a confidentiality agreement is required to be signed in order to disclose information about your business. Schedule a viewing today. A valid certificate and license to operate a childcare facility or an equivalent qualification. Proof of available funds for the purchase. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"