



**MLS # A2278866**

**Calgary, Alberta**

**\$450,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Child Care
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,963 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	NA

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Excellent opportunity to acquire a partially completed daycare facility located on high-demand 17th Ave SW Calgary. This non-profit daycare setup offers approximately 3,963 sq. ft. of covered interior space along with a 2,152 sq. ft. dedicated outdoor play area already completed and ready for use. The property is city licensed for up to 88 children, providing strong capacity and long-term operating potential. An estimated \$125,000 investment is required to complete the remaining build-out, allowing a new operator to customize and finalize the space to their operational standards. Monthly rent is \$16,000 including operating costs, with only operating costs payable until March 31st. Full rent commences April 1st, offering a short-term cost advantage during completion. Ideal for operators, investors, or organizations seeking a turnkey daycare project with approvals in place, strong square footage, and immediate upside once completed.