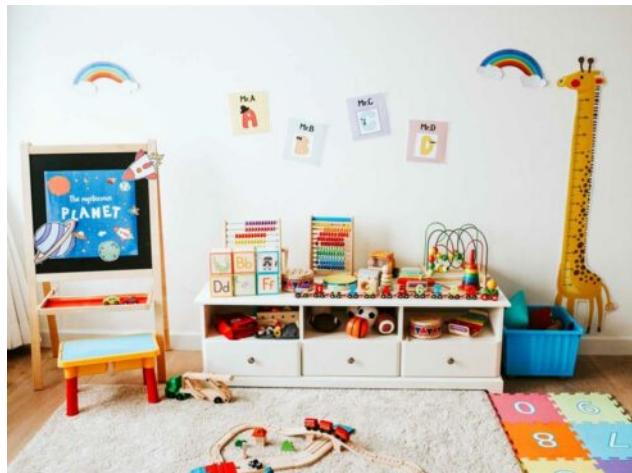




**MLS # A2278866**

**Calgary, Alberta**



**\$599,000**

**Division:** Calgary

**Type:** Business

**Bus. Type:** Child Care

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,963 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

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.