



GRASSROOTS
REALTY GROUP

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**10455 Southport Road SW
Calgary, Alberta**

MLS # A2284570



\$3,750,000

Division: Southwood

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,200 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Brand-New Daycare Business for Sale (Business Only) Newly established daycare business available for sale, offering approximately 7,000 sq. ft. of leased space (building/property not included). This is a turnkey opportunity, allowing a new owner to begin operations immediately. The facility is licensed for up to 140 children and is located in a freestanding building featuring both natural and turf outdoor play areas. The property offers over 50 on-site parking stalls and is conveniently situated near a C-Train station, Superstore, and Macleod Trail, providing excellent accessibility and visibility. The interior includes: 9 classrooms, 3 offices, Staff room, Full kitchen Presidential suite on the second floor. This is an exceptional opportunity to acquire a modern, fully equipped daycare in a prime location.