



**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.