



123 Daycare Street SW
Calgary, Alberta

MLS # A2290436

\$1,000,000



Division:	Acadia
Type:	Business
Bus. Type:	Child Care, Education/School
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,000 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	TBV

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Rare opportunity to acquire a spacious, fully-equipped 6,200 sq. ft. daycare facility (Business Only) in the high-demand Calgary South corridor. This established center is licensed for approx 100 children, offering a scale that is increasingly difficult to find in today's tight commercial real estate market. This facility represents a significant "mini-anchor" for the local community, attracting consistent daily traffic from working parents. Monthly lease \$18,600 includes utilities. Whether you are an experienced operator looking to expand your portfolio or an investor seeking a high-performing business in a recession-resilient industry. Serious inquiries only. Non-Disclosure Agreement (NDA) and proof of funds (\$400,000)/qualifications is required for full financial disclosure. Map location is incorrect due to confidentiality.