

**123 Any Street**  
**Calgary, Alberta**

**MLS # A2276837**



**\$2,500,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Child Care, Education/School , Institutional
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,200 sq.ft.
<b>Zoning:</b>	R-CG

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	EQUIPMENT LIST		

PROFITABLE Daycare Business with Property for sale: original owner since 2006--- capacity 50+ on license --- Walking distance to schools--- NO RENT! Owner retirement sale. --- This daycare property benefits from a well-established, residential community that mixes longtime residents with young families and renters, creating consistent demand for childcare. The area is served by multiple transit routes, and commuters benefit from close connectivity to main thoroughfares, making drop-off and pick-up convenient. Altogether, it offers the ideal balance of affordability, accessibility, existing residential demand, green-space access, and community amenities &mdash; making it a promising location for a daycare business after 20 years running that can serve local families and professionals.