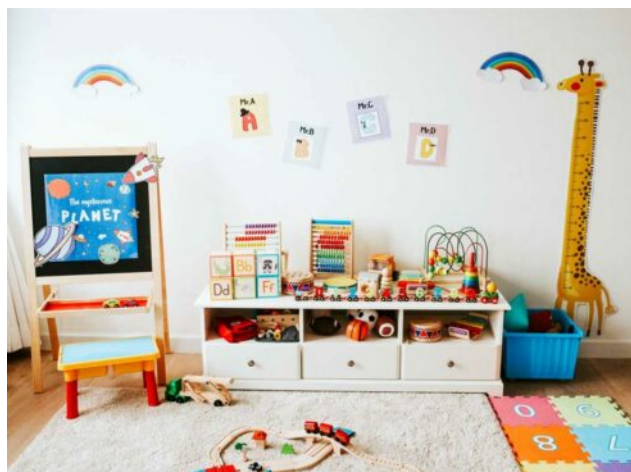


MLS # A2278866

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: -

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

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

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.