

MLS # A2278866

Calgary, Alberta

**\$599,000**

**Heating:**

-

**Addl. Cost:**

-

**Floors:**

-

**Based on Year:**

-

**Roof:**

-

**Utilities:**

-

**Exterior:**

-

**Parking:**

-

**Water:**

-

**Lot Size:**

-

**Sewer:**

-

**Lot Feat:**

-

**Inclusions:** NA

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.