

**MLS # A2195516**

**Calgary, Alberta**



**\$2,400,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Child Care
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,496 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Asset list to be attached to the offer to purchase

An established daycare center, located in NW Calgary, is generating a net annual profit of \$800,000. With 110 children currently enrolled and 50 more on the waiting list, the business demonstrates significant demand and growth potential. The daycare is just 3 years old, with recent leasehold improvements in excellent condition. Inquire today for more information and to schedule a viewing! Requirements for Interested Buyers: A signed Non-Disclosure Agreement (NDA) from all interested parties. A valid certificate and license to operate a childcare facility or an equivalent qualification. Proof of available funds for the purchase.