

**MLS # A2200957**

**Calgary, Alberta**



**\$9,500,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Child Care, Education/School
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,460 sq.ft.
<b>Zoning:</b>	C-N2

<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>	N/A		

Discover a thriving, well-established Childcare business with property in a prime SW Calgary location. Situated in a well-built building, this facility offers excellent visibility and high exposure. With a licensed capacity of nearly 200 children, the school serves a diverse and growing community, making it a fantastic investment opportunity. Surrounded by a rich demographic, this Childcare facility is positioned for continued success. Don't miss out on this rare chance to own a reputable business in a sought-after area!