

MLS # A2146978

Calgary, Alberta



**\$599,000**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Child Care  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,400 sq.ft.  
**Zoning:** -

<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> -

**Inclusions:** Equipment list to be attached to the offer to Purchase

Seize this remarkable opportunity to own a running (since 2017) Montessori in Calgary. With space licensed for 36 children and currently 20 enrolled (due to summer), understanding the local demand for childcare and potential for enrollment growth during non-summer months is crucial. The Monthly lease amount is approximately \$5,100 except utilities. Please note a confidentiality agreement is required to be signed in order to disclose information about your business. Schedule a viewing today. A valid certificate and license to operate a childcare facility or an equivalent qualification. Proof of available funds for the purchase. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"