

**36 Millrise Drive SW  
Calgary, Alberta**

**MLS # A2198701**



## \$3,299,000

**Division:** Millrise

**Type:** Mixed Use

**Bus. Type:** Child Care

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,209 sq.ft.

**Zoning:** R-2A

**Heating:** Boiler, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Vinyl Siding, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** SEE ADDENDUM

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Up for sale for the first time in 25yrs!! Inverleigh Montessori School, a well established, going concern with 94 children registered and a capacity for 106. This purchase comes with the business, real estate, inventory, and a bus(Value of approx. \$72,000.00) for transporting the children (currently offering bussing to OLP and Janet Johnstone) The building itself was built in the early 80's has just over 5200sqft, has locked doors and security, a 10 minute loading zone out front, ample street parking, back alley access and it sits on TWO lots in the community of Millrise in Calgary's SW. The backyard just got new artificial turf (value of \$25,000.00) and a new boiler worth approx. (\$60,000.00). Inverleigh Montessori Child Care offers Toddler, Pre-School, Montessori and Out of School Care programs. It is fully accredited and fully staffed (All staff have current CRC, Child First Aid, and are fully qualified and dedicated to the ECE Profession). The Montessori classrooms are fully stocked with enough Montessori materials to engage a child for the full 3-year cycle. The childcare rooms offer a large variety of activities to ensure a fun filled day. This is one of those, once in a lifetime opportunities. DON'T MISS IT!! Please note a confidentiality agreement must be signed before any financial information will be released. All showings will be after 6:30pm Mon-Fri and weekends are open. Please do not approach the business or staff. All appointments must be scheduled and approved.