



RAMESH VERMA
COMMERCIAL REALTOR ®



CIR REALTY



findbusiness4sale.ca



rameshyyc@gmail.com



403-903-7879



Unit # 2252, 4310,
104 Ave NE Calgary T3N 1W2



REVIEWS

5.0 ★★★★★

DAYCARE SALIENT DATA SHEET (WITHOUT PROPERTY)

General Information:

Category	Licensed	Enrolled
Infant		
Toddler		
Preschool		
Before & After School		
Total	28	15

Lease Information:

Lease: New lease will be signed.

Category	FT	On call	L1	L2	L3
Teachers			1	2	1
Floaters					

Total Sq footage: 1361 sq ft

Playarea Sq footage: 732 sq ft

Businesss Start date: 2005

Current Ownership Since: 2016

Description	Annual Amount
Gross Income	
Revenue	\$170,000
Expenses	
Wages (Current wages are very high as they are 65% of the Gross. In an owner- operated business, wages are normally rated at 40% of the gross and should be around \$68k)	\$111,000
Rent (including operating cost & GST)	\$74,305
Utilities	\$5600
Insurance	\$2500
Food (if applicable)	NA
Supplies	\$3500
Misc. (Accountant, Cleaning, Security, Camera, Maintenance)	\$1800
Net Income (Gross Income - Expenses)	
Amount*	\$(28,105)

Note: Absentee Owner (Owners are from BC), that is why wages are too high, and business is not running at full capacity.

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