



RAMESH VERMA
COMMERCIAL REALTOR®

CIR REALTY

findbusiness4sale.ca

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403-903-7879

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



REVIEWS

5.0 ★★★★★

DAYCARE SALIENT DATA SHEET (WITHOUT PROPERTY)

General Information:

Total Sq footage: 2,935 sq. ft
Play area Sq footage: 1,189 sq. ft
Business Start date: October 2010
Current Ownership Since: October 2010
Financials available: Yes (will be provided once Offer is conditional)

Category	Licensed	Enrolled
Infant	12	2
Toddler	12	5
Preschool	24	12
Before & After School	15 (8 affordability spaces)	
Total		19

Lease Information:

Lease: \$7,640.17
Base Rent: \$4,157.91
Operating cost: \$3,118.44

Time remaining in lease: 1 year
Option to renew: Yes

Category	FT	On call	L1	L2	L3
Teachers	3				3
Floater					

Description

Annual Amount

Gross Income

Revenue

\$330,444

Expenses

Wages (including wage enhancements)

\$150,000

Rent (including operating cost & GST)

\$83,972.16

Utilities (\$442.42 Monthly)

\$8,860.44

Shaw (Monthly \$147.95)

Winter bill can be higher. Can switch to a cheaper distributor

Insurance (Comprehensive insurance

Business interruption: insurance covers payroll and income in case of business interruption)

\$6117.72

Food (Grocery \$1,110 per month. Paid by parents as supplement Fees)

\$13,320

Supplies (Janitorial Supplies)

\$2,000

Misc. (Accountant, Cleaning, Security, Camera, Maintenance)

Advertising - \$628.43/month, valid until 2027. New owner has option to renew or cancel

Accountant: \$4,500

Security: \$47.25 per month

Camera: \$81.80

Annual Inspection (Fire Alarm, Extinguishers)

City of Red Deer Annual Business License - \$130

\$14,072.25





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Net Income (Gross Income - Expenses)	
Amount*	\$52,057.87

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