



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 ★★★★★

PRE-SCHOOL SALIENT DATA SHEET (WITHOUT PROPERTY)

General Information:

Total Sq footage: 1808 sq ft
Businesss Start date: since 25 years
Current Ownership Since: 2014

License for 40 spaces.

Current Registration: 67 kids

High Registration: 107 in 2019

Note: Potential to be converted into a daycare with 34 kids.

Lease Information:

Time remaining in lease: June 2027
Option to renew: 1 Years: 5

Category	FT	On call	L1	L2	L3
Teachers	3			3	
Floaters	2		1		1

Description	Monthly Amount
Gross Income	
Revenue (40 kids)	\$57,050
Expenses	
Wages	\$28,000
Rent (including operating cost, electricity, water & GST)	\$7013
Natural Gas	\$150
Insurance	\$250
Supplies	\$3000
Misc. (Accountant, Cleaning, Security, Camera, Maintenance, Others)	\$1500
Net Income (Gross Income - Expenses)	
Amount*	\$17,137

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Ramesh Verma at CIR Realty (403-903-7879) for appointments or further information. The information has been supplied by the owner of the business. Ramesh Verma of CIR Realty takes no responsibility for the accuracy of the information provided and advises any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information. *Buyers to verify during the due diligence period.