





Turnkey Daycare Opportunity in Downtown Edmonton

- Fully built-out daycare ready for immediate occupancy
- Great access for downtown traffic
- On-site parking available
- Situated next to Norquest College and MacEwan University

Area Demographics within 5 km



0 - 4 Years Old: **9,117** 5 - 19 Years Old: **21,677**

Couples with Children: 15,857



\$98,795

Average Household Income

Get more information

Karnie Vertz Principal +1 780 938 7551 karnie.vertz@avisonyoung.com Ally Shirley Associate +1 780 915 2210 ally.shirley@avisonyoung.com

For Lease



Offering Summary

Legal Description:	Lots 130-132, Block 8, Plan B2
Building Size:	15,000 SF
Site Size:	0.52 acres
Parking:	On-site surface stalls
Rental Rate:	Market
Operating Costs:	\$10.00 PSF + Utilities



Located in the downtown core



Abundance of nearby amenities

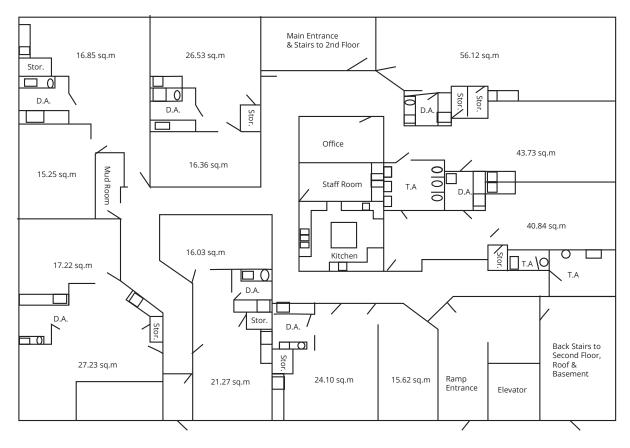


Secured outdoor play area

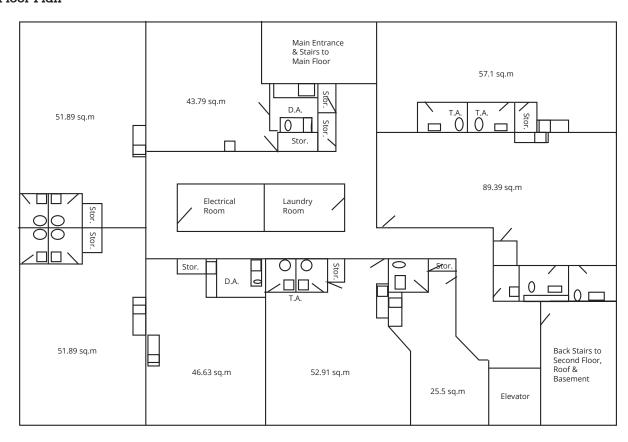




Main Floor Plan



Second Floor Plan



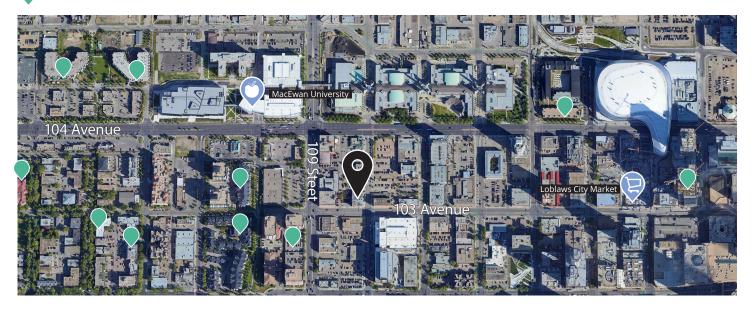
For Lease







Residential Housing



Karnie Vertz Principal +1 780 938 7551 karnie.vertz@avisonyoung.com Ally Shirley
Associate
+1 780 915 2210
ally.shirley@avisonyoung.com

