



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**

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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



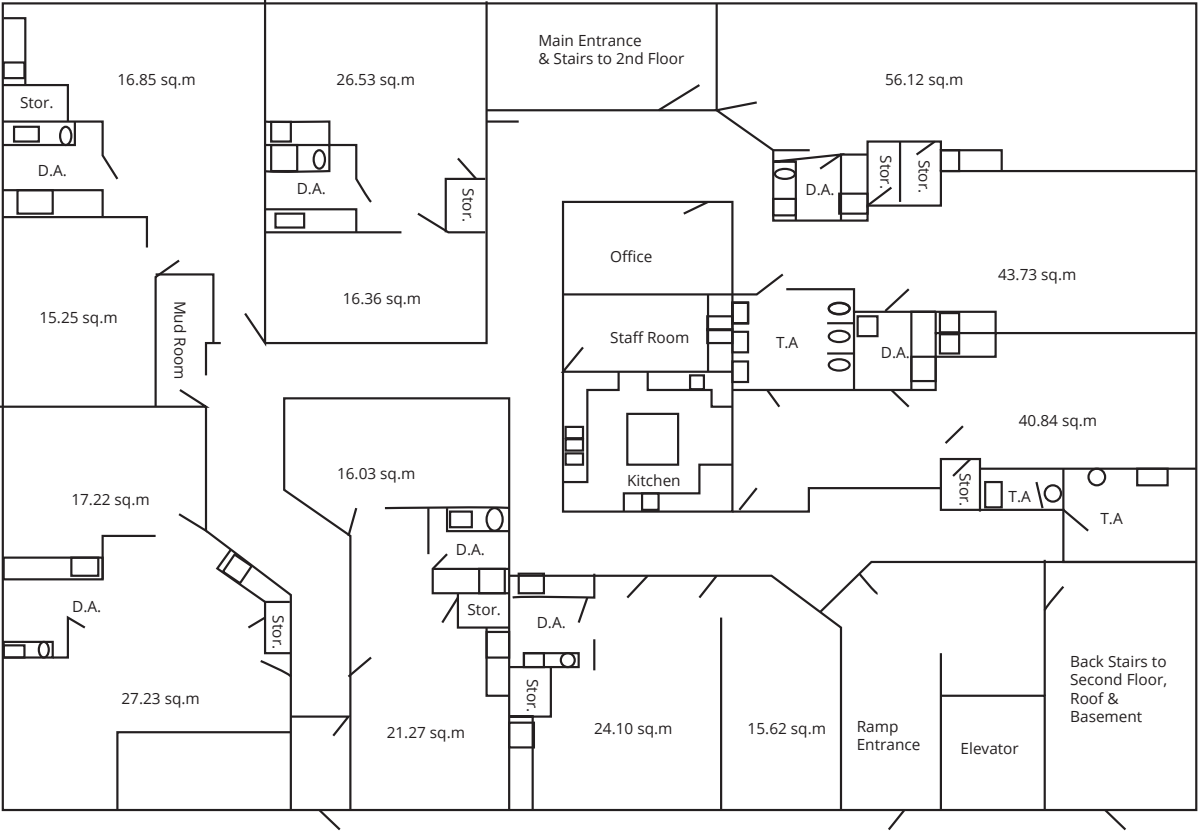
Abundance of nearby amenities



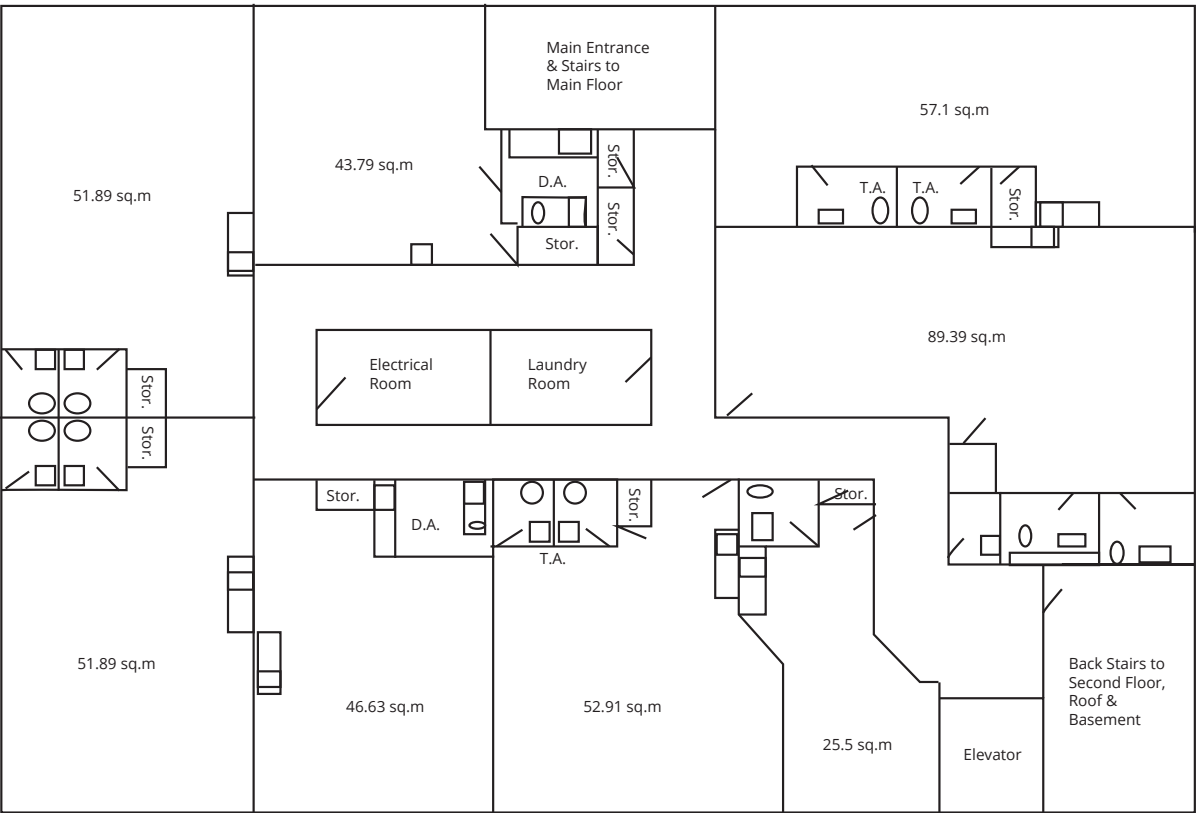
Secured outdoor play area



Main Floor Plan



Second Floor Plan



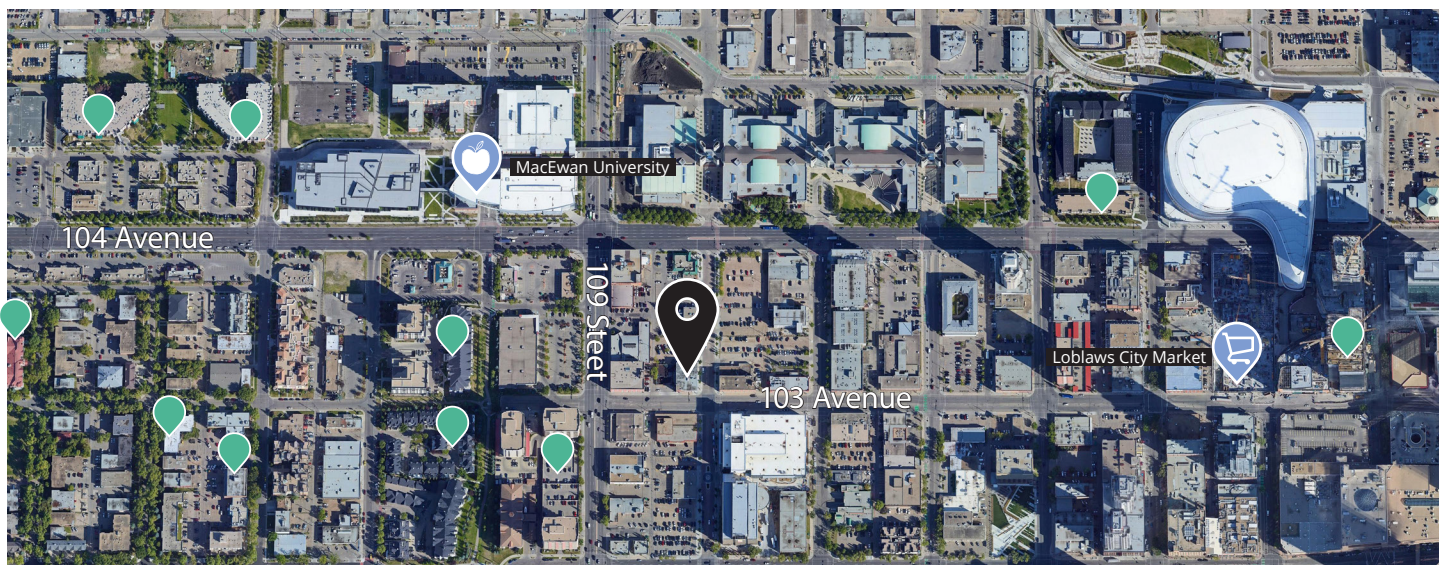
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10304 - 108 Street
Edmonton, AB



Outdoor Play Area

Residential Housing



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