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CHILD CARE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32867

MLS ID:
A2270723

\$44.50



 **ED KWAN**
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 1020,1010,220, 634 6 Avenue SW, Calgary , Alberta T2P 0S4

Transaction Type For Lease	Days On Market 110	Lease Amount 44.50
Lease Frequency Annually	Zoning CR20-C20/R20	Subdivision Downtown Commercial Core
Building Type Commercial Mix	Year Built 2021	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1610979
Building Area (Sq. Ft.) 6284.00	Building Area (Sq. M.) 583.80	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions Easement Registered On Title	Reports None

This newly renovated 6,284 sq.ft. space is ideally located in downtown, offering an exceptional opportunity for businesses seeking a high-quality, flexible environment in a central and accessible area. The property provides the option to lease both levels together or to rent the 10th floor and 2nd floor separately, making it suitable for a variety of professional or educational uses. The space is particularly well-suited for a Montessori school, children's dental clinic, or dental school training facility, with its functional layout and modern upgrades. The building features a full renovation with contemporary finishes, excellent visibility, and convenient access to nearby amenities and public transportation. Tenants will benefit from flexible configurations designed to meet their operational needs. The lease rate is \$44.50 per square foot, with operating costs additional. Immediate possession is available.

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