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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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First Place Realty

**403-547-8401** 

r<u>P</u>n

1020,1010,220, 634 6 Avenue SW, Calgary , Alberta  $\,$  T2P 0S4

**Transaction Type** 

For Lease

**Days On Market** 

Lease Amount

44.50

**Lease Frequency** 

Annually

Zoning

CR20-C20/R20

Subdivision

Structure Type

**Downtown Commercial Core** 

Building Type

Commercial Mix

2021

Year Built

Mixed Use

Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

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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