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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

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 44.50
<b>Lease Frequency</b> Annually	<b>Zoning</b> CR20-C20/R20	<b>Subdivision</b> Downtown Commercial Core
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2021	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1610979
<b>Building Area (Sq. Ft.)</b> 6284.00	<b>Building Area (Sq. M.)</b> 583.80	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> Easement Registered On Title	<b>Reports</b> 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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