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123 MILLBANK ROAD SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35269


MLS ID:
A2311394

\$50



 **MAXINE MORRISON**
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 Royal LePage Benchmark
 403-253-1901

 123 Millbank Road SW, Calgary , Alberta T2Y 2Y9

Transaction Type For Lease	Title Fee Simple	Zoning R-CG
Subdivision Millrise	Building Type Free-Standing,Home- Based,Retail,Street Level Storefront,Walk-up	Year Built 1991
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 9011980	Building Area (Sq. Ft.) 2565.00	Building Area (Sq. M.) 238.29
Lot Size (Sq. Ft.) 4898	Lot Size (Acres) 0.11	Footprint (Sq. Ft.) 2378
Construction Type Stucco,Wood Frame	Roof Asphalt Shingle	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Lot Features Corner Lot,Landscaped,Near Public Transit,Near Shopping Center,No Back Lane,Steep Slope,Street Lighting
Commercial Amenities Compacted Yard,Daycare,Kitchen,Laundry Facility,Parking- Extra,Shower,Storage,Storefront	Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,Paved Road,Public,Public Transportation Nearby,Two-Way Access	Inclusions Fridge, electric stove, hood fan, dishwasher, washer, dryer, all window coverings
Restrictions See Remarks	Reports Other Documents	

Exceptional DAYCARE opportunity to LEASE (NNN) or purchase a strategically located daycare conversion property in the established SW community of Millrise. Received discretionary DEVELOPMENT PERMIT APPROVAL for a Child Care Service for up to 30 children, conditional upon completion of required building code, municipal, and licensing improvements. This fully developed hillside bungalow, currently a dayhome, offers over 2,375 SF of functional space ideal for childcare operations, including multiple activity rooms, outdoor play area, dedicated pick-up/drop-off access, and convenient connectivity to Fish Creek–Lacombe, Shawnessy, and Bridlewood LRT stations. Includes a fully outfitted kitchen, air conditioning (2025), water softener (2025), new windows & doors (2022), and new roof (2024). The approved daycare plans include outdoor play areas, staff space, universal washroom accessibility, and operational layouts designed for childcare functionality. GC quote is available upon conditional offers. All required permitted use improvements will be responsibly of the tenant. BASE RENT is \$50psf PLUS OPERATING COSTS and UTILITIES. An outstanding opportunity for experienced daycare operators seeking a well-located property with development permit approvals already in place, helping reduce entitlement timelines and accelerate opening potential.

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