

FOR LEASE

±3,900 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15608 103 Avenue, Edmonton, AB

POTENTIAL DAYCARE SITE

Property Highlights

- Development permit in place for the main floor 1,950 Sq. Ft. (for 49 kids) most work for daycare on the main floor is already complete
- Basement includes more space, and a fully licensed commercial kitchen including makeup air (basement space has two points of egress)
- Good on-site parking
- Close to Youngstown School, Britannia School, Holy Cross Elementary, Grovenor School
- Ample (oversized) outdoor play area
- HVAC needs upgrade, possible to increase main floor occupancy with a more CFM (architect notes available)



780.488.0888



www.lizotterealestate.com



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Potential Daycare Site

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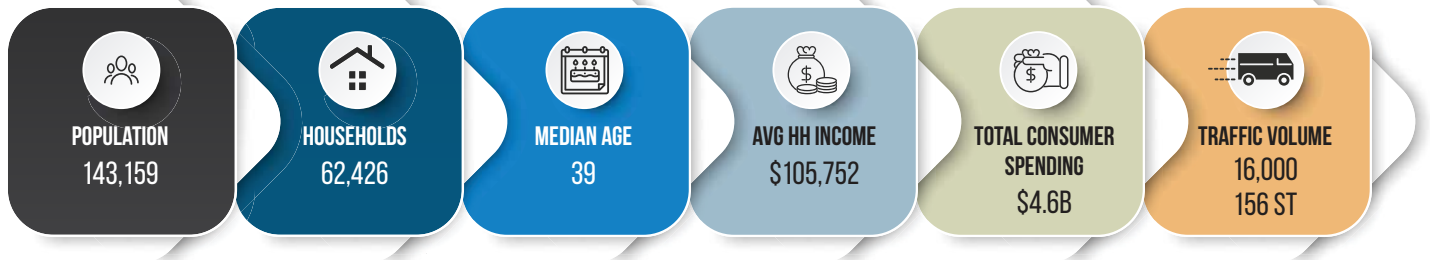
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Demographics within 5KM



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Property Information

Municipal Address: 15608 103 Avenue, Edmonton, AB

Building Size: 3,900 Sq. Ft. (+/-)

Zoning: CN

Parking: On-site Parking

Neighbourhood: Britannia Youngstown

Renovated: 2024

Possession: Immediate

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Lease Rate: \$43.00/Sq. Ft.

Op Costs: \$3 (tax and insurance only), maintenance is the responsibility of the tenant

*Daycare users will be required to pay \$120,000 for the cost of improvements and all permits, design drawings for the premises.

Contact

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