

MaxWell

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FOR SALE/LEASE

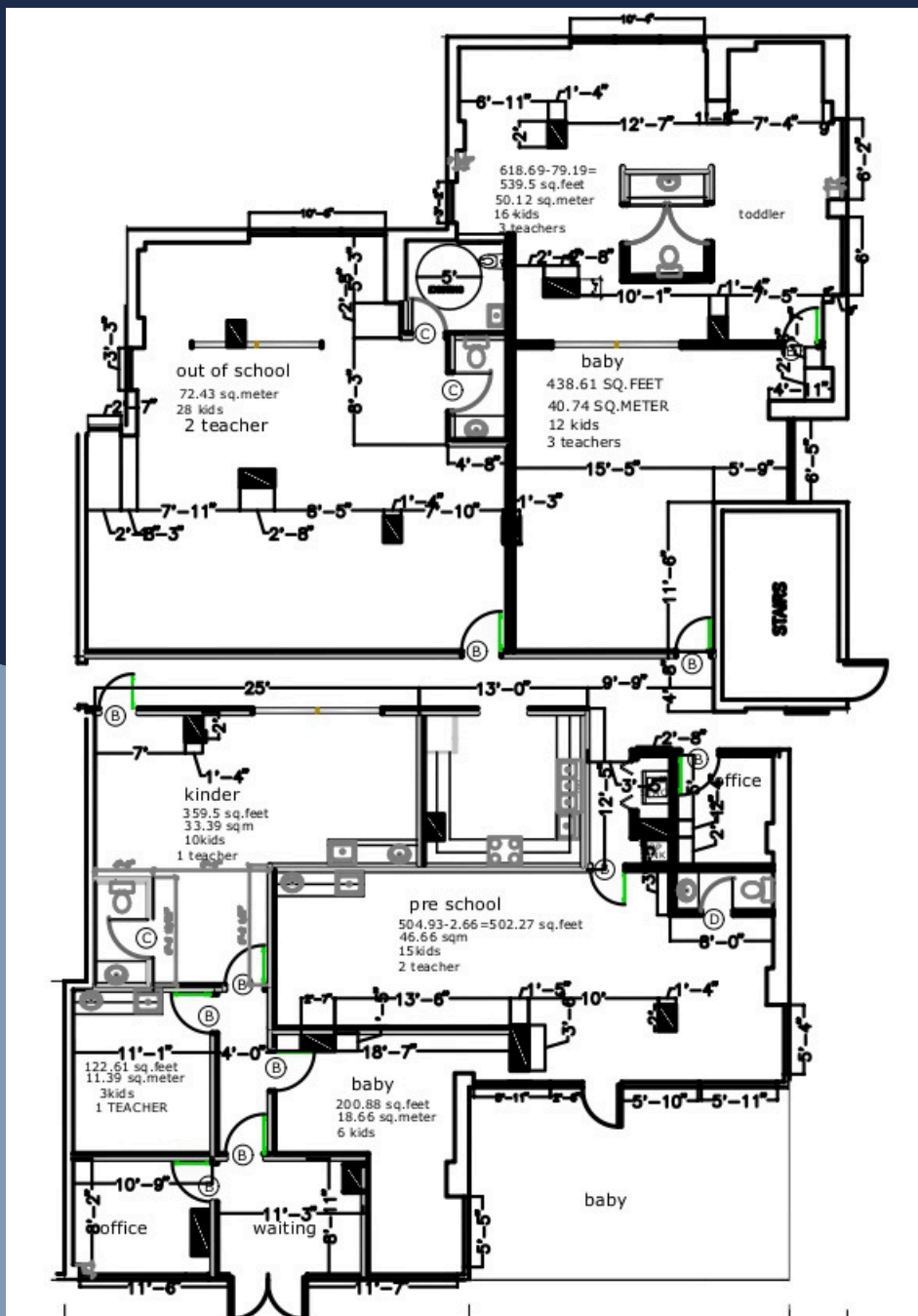
SALE PRICE: \$1,875,000 | LEASE RATE: \$32/SF

10151/10153 Saskatchewan Dr., Edmonton, AB T6E 4R5



Property Overview

This exceptional commercial opportunity at 10151 / 10153 Saskatchewan Drive offers 4,348 sq. ft. of well-positioned space in the heart of Edmonton's sought-after Strathcona corridor. Featuring DC2 zoning and a fully approved development permit for a 90-child daycare, the property presents a rare, turnkey-ready opportunity within a high-demand and supply-constrained market segment. Its prominent Saskatchewan Drive frontage ensures excellent visibility, accessibility, and daily convenience, while the flexible layout and prime urban location provide enduring appeal for daycare operators, investors, and a broad range of commercial users seeking a strategic inner-city presence.



Investment Highlights

- Approved 90-child daycare development permit
- Prime Strathcona / Saskatchewan Drive location
- 4,348 sq. ft. main-floor opportunity
- DC2 zoning with flexible use potential
- Available for sale or lease
- Strong visibility and urban accessibility
- Surrounded by dense residential population
- Reduced startup and approval timeline for daycare operators
- Multiple exit strategies for investors and owner-users



Location Positioning

- Located along Saskatchewan Drive in Edmonton's highly desirable Strathcona area
- Minutes from Whyte Avenue, one of Edmonton's most established retail and lifestyle corridors
- Close proximity to the University of Alberta
- Near the River Valley, enhancing overall area appeal
- Surrounded by dense urban residential communities
- Central urban location with convenient access to major amenities and transit routes
- Strong visibility and accessibility for customers, staff, and families
- Well-positioned for community-oriented commercial uses
- Ideal for daycare, office, wellness, medical, and service commercial uses



Financial Summary

Lease Economics & Investor Takeaways



PROJECTED ANNUAL GROSS REVENUE

Occupancy	Children	\$900/mo	\$1,050/mo	\$1,200/mo
75%	68	\$734,400	\$856,800	\$979,200
85%	77	\$831,600	\$970,200	\$1,108,800
100%	90	\$972,000	\$1,134,000	\$1,296,000

- Licensed Capacity: 90 children
- Illustrative Monthly Revenue per Child: \$900-\$1,200
- Projected Annual Gross Revenue: approximately \$734,400 to \$1,296,000, depending on occupancy and fee structure

With an approved 90-child daycare permit, the property offers strong income potential. Based on illustrative tuition rates of \$900 to \$1,200 per child, estimated annual gross revenue could range from approximately \$734,400 to \$1,296,000, depending on occupancy. Figures are estimates only.



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