

FOR SALE/LEASE

\$1,875,000/Market Rent

10151,10153 Saskatchewan Dr NW,
Edmonton AB T6E 4R5

Nestled in the heart of the vibrant Strathcona neighborhood, an exceptional opportunity awaits for those looking to establish or expand their business.



PROPERTY DESCRIPTION

An excellent opportunity to own/lease a 4,348 sq. ft. space located on the main floor of a high-rise building.

This well-positioned property offers DC2 zoning, allowing for a wide range of business and commercial uses. The space features convenient parking directly out front, providing easy access for clients or customers. Its main-floor placement ensures strong visibility and accessibility along a prominent corridor. With flexible zoning and generous square footage, the property is well suited for various uses, including professional offices, medical or wellness services, retail, or a potential daycare facility (see next page). This is a rare chance to secure a sizable commercial footprint in a desirable and established Edmonton location.

| | |
|-----------------|-----------------|
| Status | :For Sale/Lease |
| Property Type | :Retail/Office |
| Space Available | :4348 Sq Ft |
| Zoning | :DC2 Zoning |
| Built | :1981 |
| Area | :Strathcona |
| Common Area: | :\$17-\$18/SF |

Sale Price: \$1,875,000
Lease Rate: Market Rent

Sunny Dhillon
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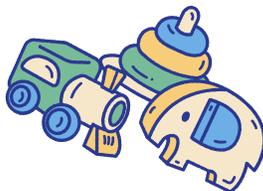
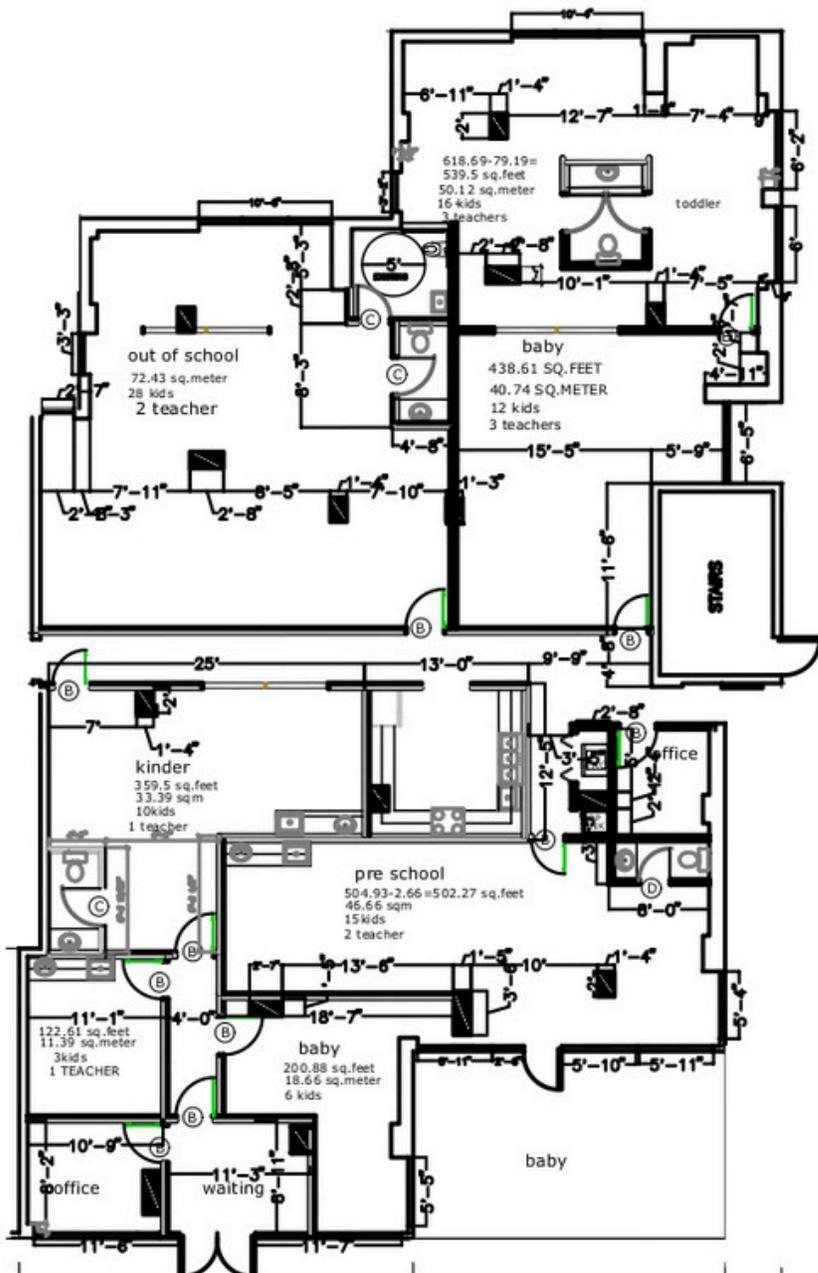
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DAYCARE USE

A 4,348 SF daycare center is now for sale/lease near Whyte Ave, offering a rare chance for investors in the childcare industry. This property is easily accessible and highly visible, with its prominent positioning along Saskatchewan Drive. The centre is close to several educational institutions, including Strathcona Nursery School, King Edward Elementary School, and the Academy of King Edward School, making it attractive for families seeking childcare. Development permit has already been approved for a capacity of 90 children. With its unbeatable location and the necessary permits in place, this daycare centre is poised to become a thriving and lucrative business in a family-friendly neighborhood.



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