

\$3,700,000 - 1020,1010,220, 634 6 Avenue Sw, Calgary

MLS® #A2226149

\$3,700,000

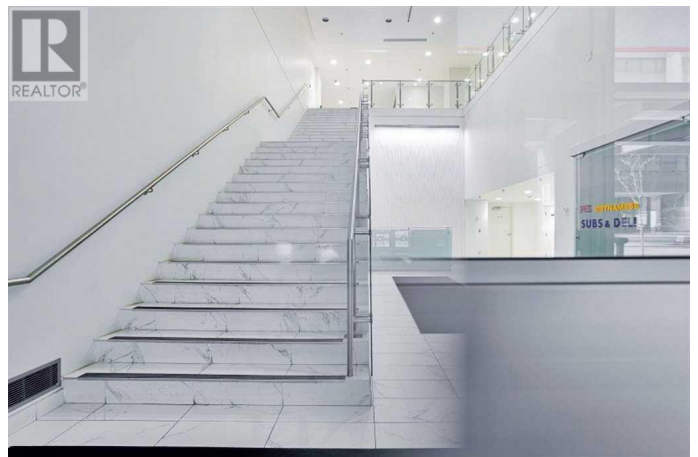
0 Bedroom, 0.00 Bathroom, 6,300 sqft

Business

Downtown Commercial Core, Calgary, Alberta

Prime location, specialized commercial space for sale (including real estate properties and all new interior renovations) in Downtown Calgary, 6 Ave & 6 Street SW. Total 6300 sf specialized construction, suitable for medical, learning, old age, care home, originally built for a 138 spots daycare, the seller already obtained the Daycare Occupancy Permit in hand, but now have other interests. The buyer can continue with the daycare application or repurpose for specific usages. Note, this sale is packaged together with a 78 spots operational daycare on 7 Ave downtown for \$2.42M extra (no real estate, business only), very profitable, we have an unbelievably low and favorable lease for the next 9 years. For the 6th and 6th space with real estate, we are selling the asset at below cost. The 6300 sf facility is connected to the +15 walkway system. All fire suppression & mechanical work completed for large gatherings. Perfect for large daycare operators, there are 4 office building conversions to residential in the nearby area, many young professionals with children are moving into the area, there is a shortage of childcare facilities in downtown right now, and a waiting list for daycare is constant. You will have customers lining up to pay money to you. Monthly condo fee \$6k, property tax \$3k. Call your favorite realtor today. (id:6289)

Built in 2021



Essential Information

Listing #	A2226149
Price	\$3,700,000
Bathrooms	0.00
Square Footage	6,300
Year Built	2021
Type	Business

Community Information

Address	1020,1010,220, 634 6 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
Province	Alberta
Postal Code	T2P0S4

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	First Place Realty
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