

**PRIME DAYCARE OPPORTUNITY IN NE CALGARY**



# 1319 Edmonton Trail NE

Calgary, AB

**CBRE**

# Aerial Photos



# Demographics

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**107,754**

Population Within 3 KM

**212,229**

Population Within 5 KM



**\$140,939**

Average Household Income  
Within 3 KM

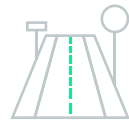


**38 Years**

Dominant Age Within 1 KM

**91,288**

Daytime Population Within 2 KM



**23,649**

VPD along Edmonton Trail NE

## Prime daycare opportunity in NE Calgary

- This versatile shell space offers a unique opportunity for businesses seeking a modern and highly visible location in Calgary's vibrant Crescent Heights neighbourhood
- Located in a Class "A" building constructed in 2018, the space boasts floor to ceiling windows and modern lighting creating a bright and inviting atmosphere for children and staff
- Its prime location on Edmonton Trail ensures high visibility, and easy accessibility
- Convenient surface parking is available with possibility for up to 8 pick-up and drop-off stalls
- Proximity to Downtown Calgary makes it an ideal location for a childcare business

### Space Available

Unit 100

4,885 sq. ft.

BASIC RENT - \$35.00

OP COSTS & TAXES - \$23.85 (2025)

POSSESSION - Immediate




SIGNAGE - Fascia

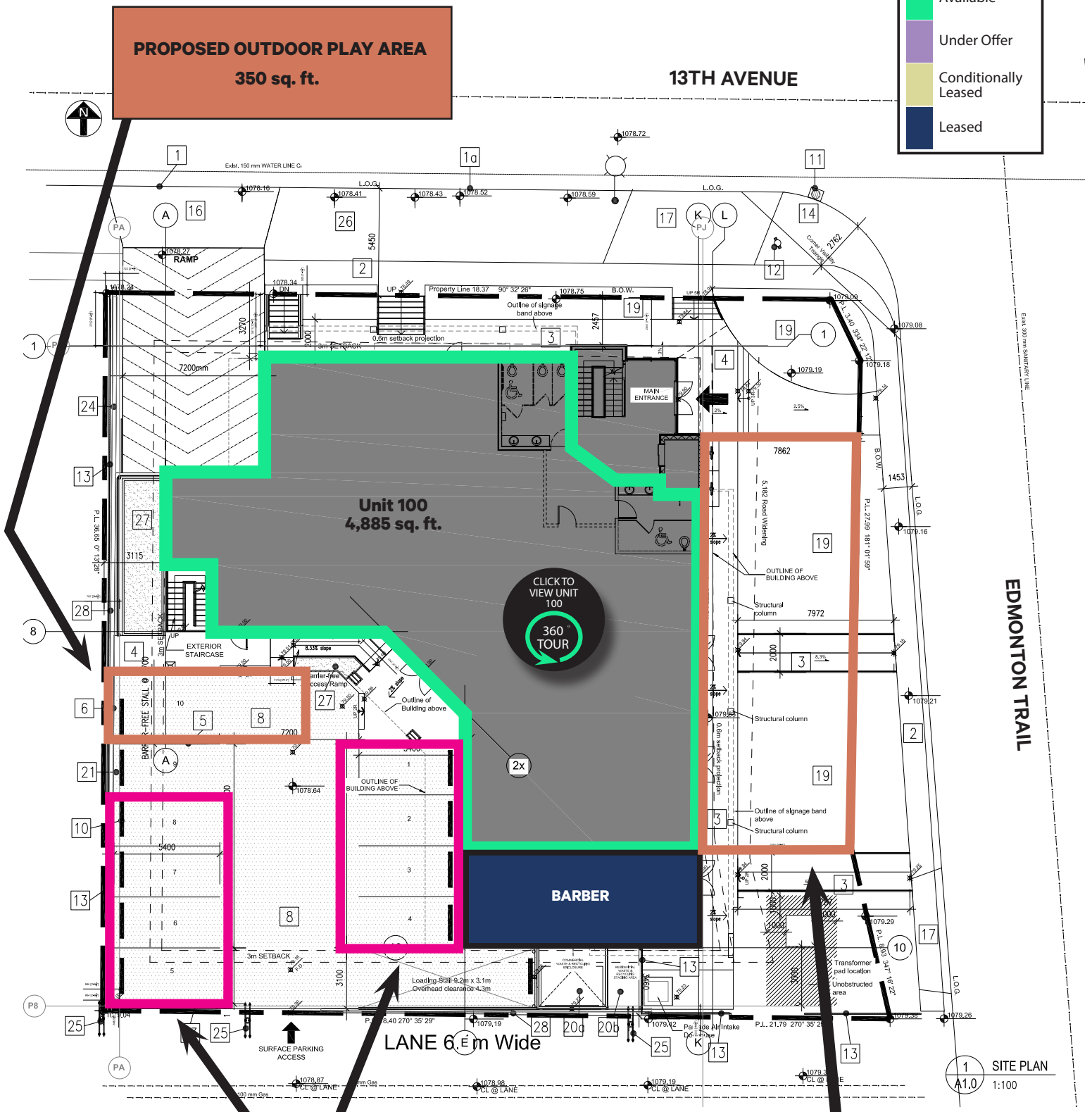
TERM - 5 - 10 years

ZONING - C-COR2



# Building Plan

	Available
	Under Offer
	Conditionally Leased
	Leased



**PROPOSED OUTDOOR PLAY AREA**  
350 sq. ft.

13TH AVENUE

EDMONTON TRAIL

CLICK TO VIEW UNIT 100  
360 TOUR

**Unit 100**  
4,885 sq. ft.

**BARBER**

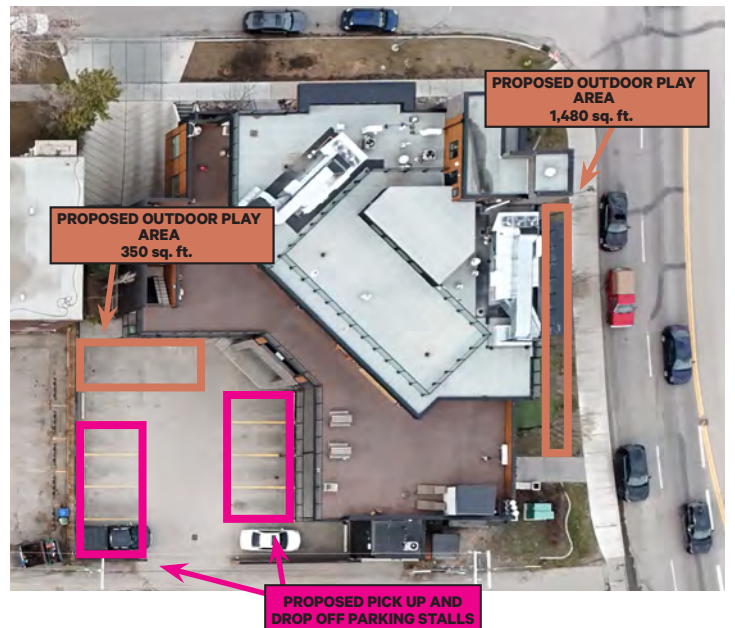
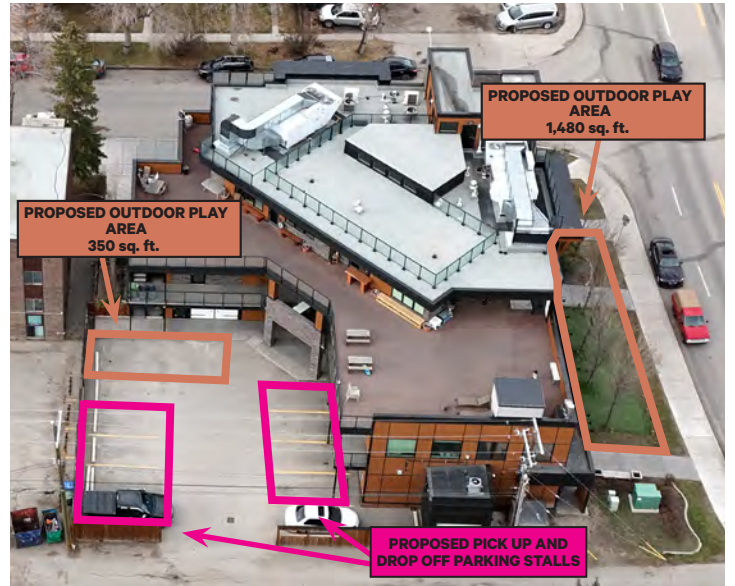
LANE 6, 6m Wide

**PROPOSED PICK UP AND DROP OFF PARKING STALLS**

**PROPOSED OUTDOOR PLAY AREA**  
1,480 sq. ft.

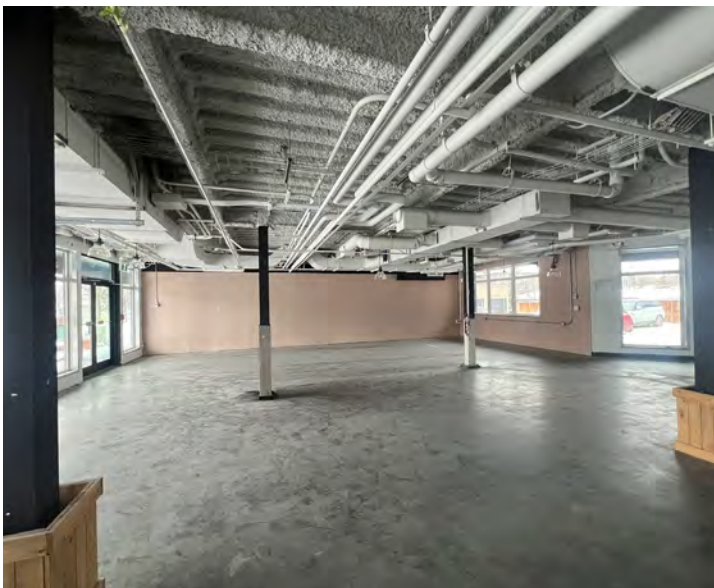
1 SITE PLAN  
A1.0 1:100

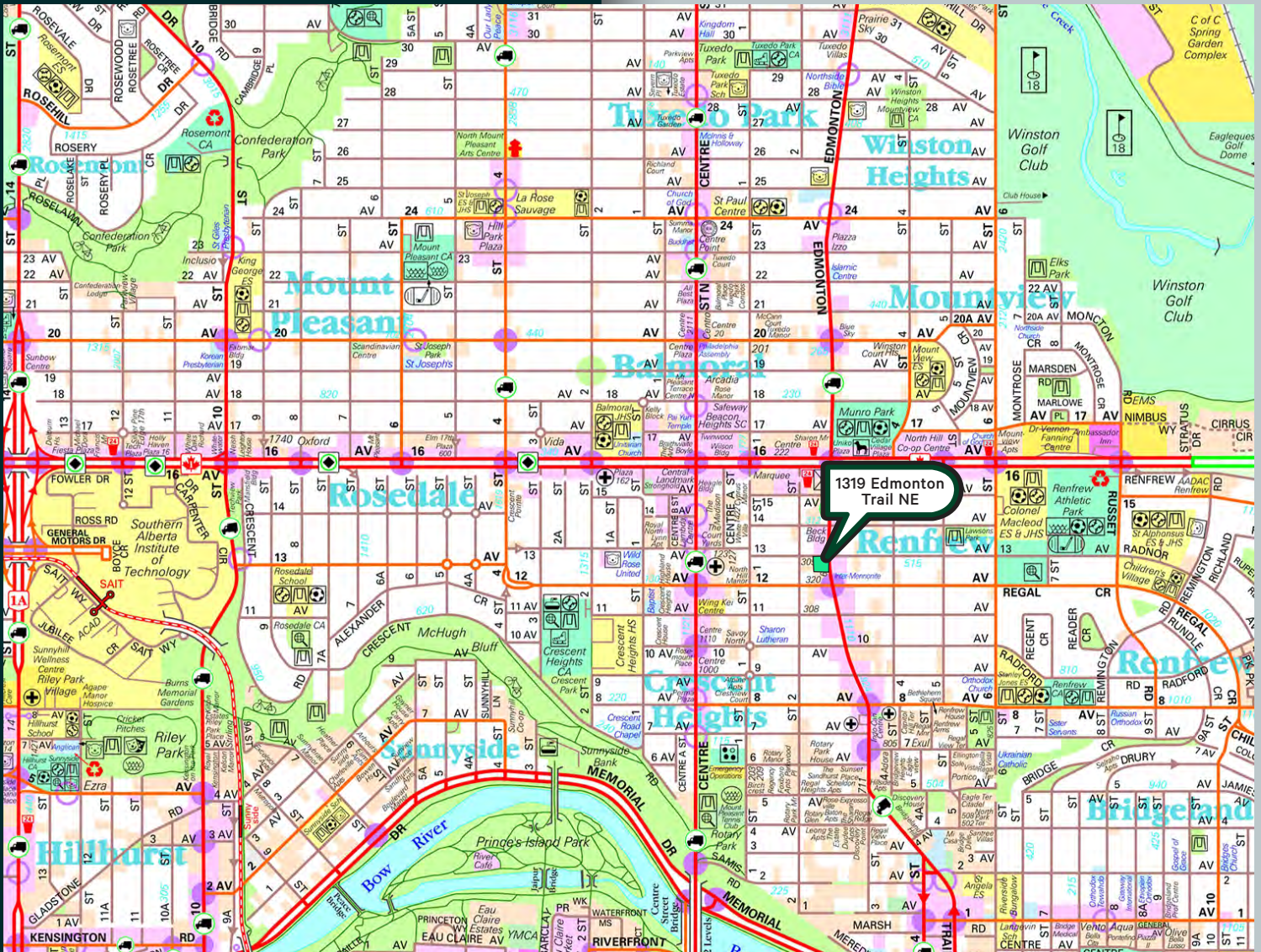
# Exterior Photos



# Interior Photos

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