

PRIME DAYCARE OPPORTUNITY IN NE CALGARY



1319 Edmonton Trail NE

Calgary, AB

CBRE

Aerial Photos



Demographics



107,754

Population Within 3 KM

212,229

Population Within 5 KM



\$140,939

Average Household Income
Within 3 KM

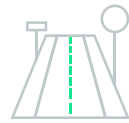


38 Years

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

4,758 sq. ft.

BASIC RENT - \$35.00

OP COSTS & TAXES - \$23.85 (2025)

POSSESSION - Immediate

SIGNAGE - Fascia

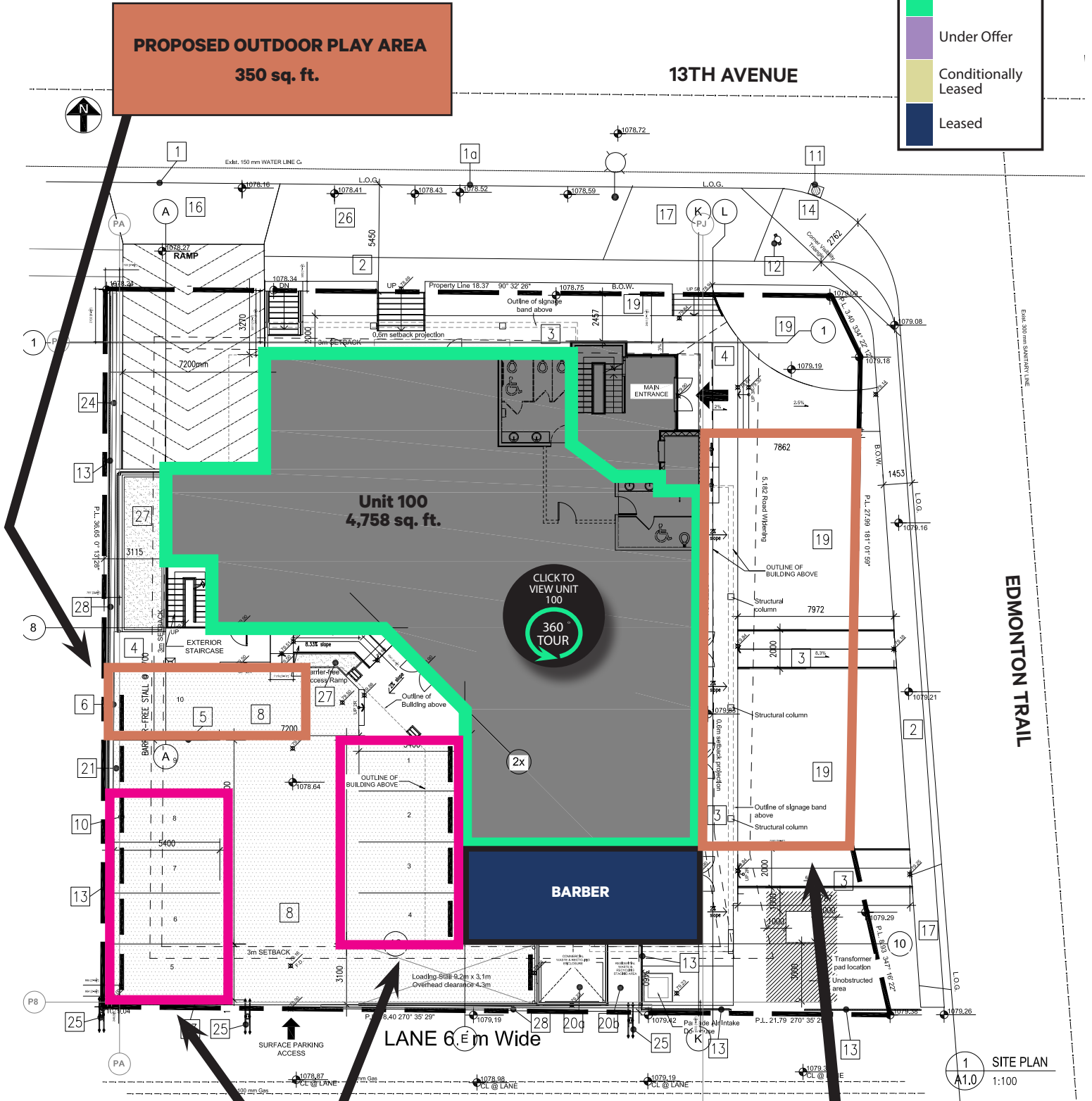
TERM - 5 - 10 years

ZONING - C-COR2



Building Plan

Available
Under Offer
Conditionally Leased
Leased



PROPOSED OUTDOOR PLAY AREA
350 sq. ft.

13TH AVENUE

Unit 100
4,758 sq. ft.

CLICK TO VIEW UNIT 100
360 TOUR

BARBER

LANE 6m Wide

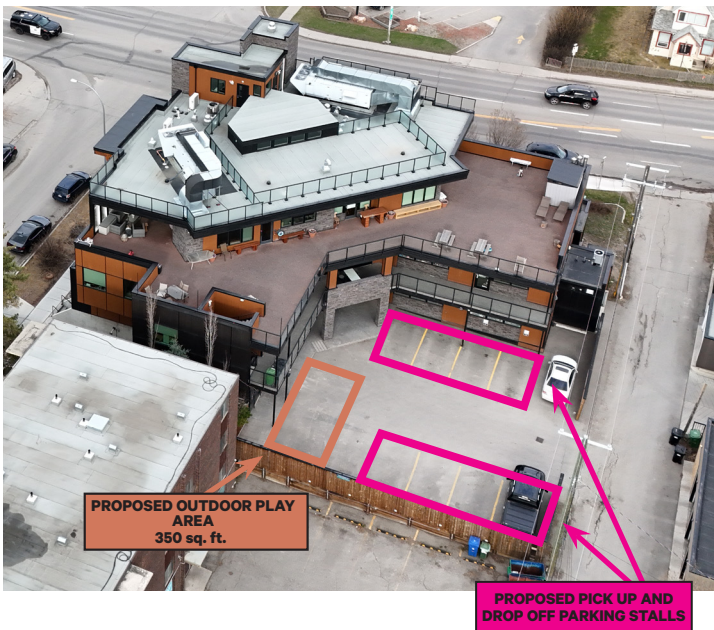
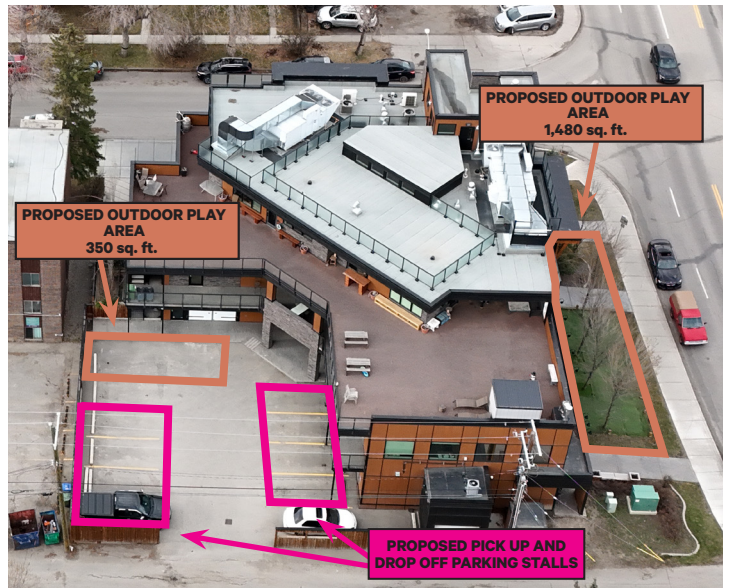
EDMONTON TRAIL

1 SITE PLAN
A1.0 1:100

PROPOSED PICK UP AND DROP OFF PARKING STALLS

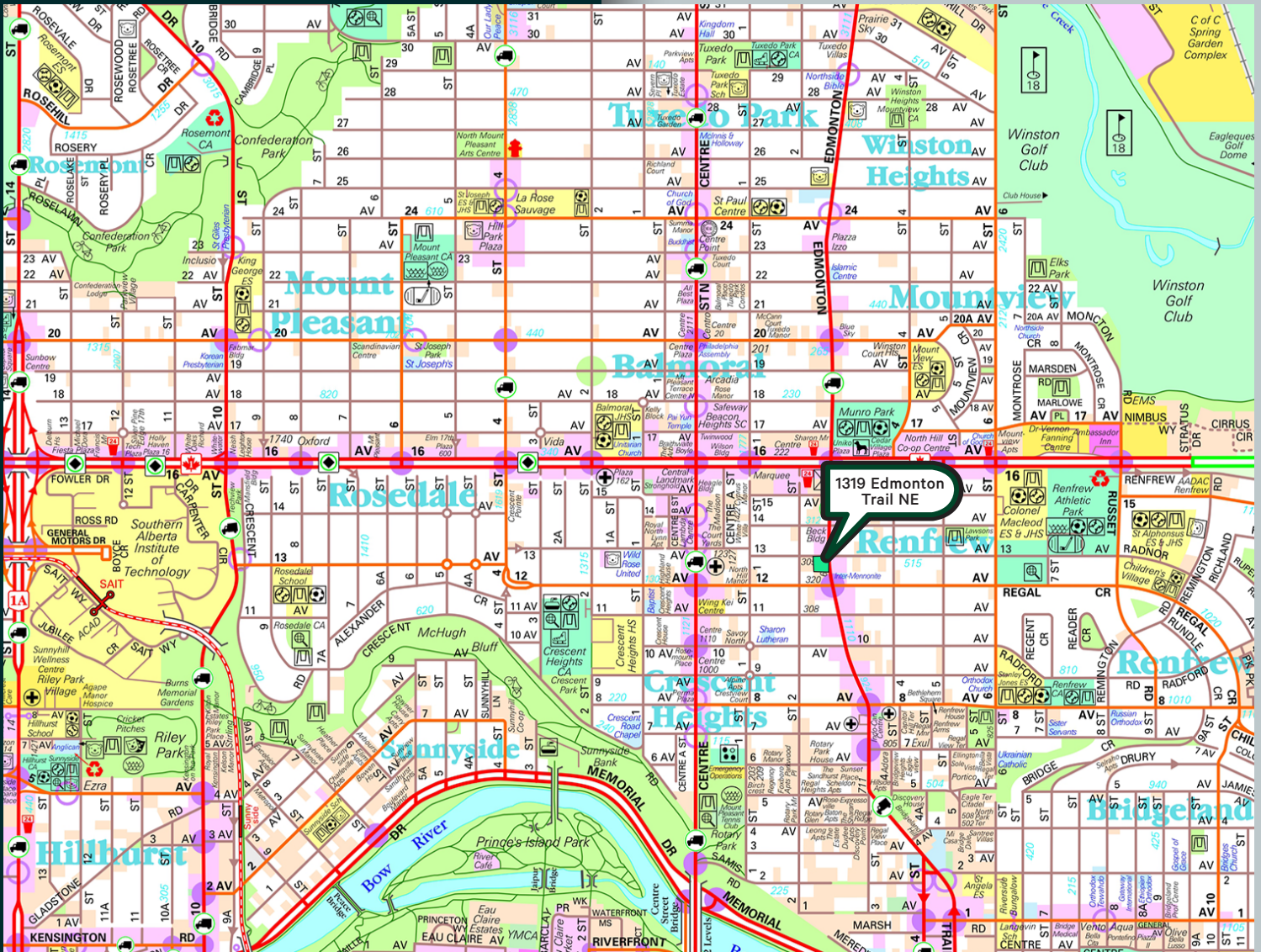
PROPOSED OUTDOOR PLAY AREA
1,480 sq. ft.

Exterior Photos



Interior Photos





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