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

MLS® #A2226149

## \$3,700,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

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.







Built in 2021

## **Essential Information**

MLS® # A2226149 Price \$3,700,000

Bathrooms 0.00 Acres 0.00 Year Built 2021

Type Commercial Sub-Type Mixed Use

Status Active

## **Community Information**

Address 1020,1010,220, 634 6 Avenue Sw

Subdivision Downtown Commercial Core

City Calgary
County Calgary
Province Alberta
Postal Code T2P 0S4

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

#### **Exterior**

Roof Asphalt Shingle Foundation Poured Concrete

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 152

Zoning CR20-C20/R20

# **Listing Details**

Listing Office First Place Realty

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