



6954 76 Avenue Edmonton AB

\$1,794,800

Discover an exceptional investment opportunity with this prime 3-unit complex (6950, 6952, 6954) spanning 4200 sq ft, fully leased to an established, successful daycare. This property delivers a full suite of childcare services, including valuable after-school care, underpinning its robust income stream. Situated with premier Argyll Road frontage and in close proximity to Bonnie Doon & the LRT, it combines modern architecture & meticulous maintenance w/ substantial parking, ensuring it stands out in a high-visibility location. Uniquely priced below its appraised value, this concrete structure is not just an asset but a strategic investment in a vibrant area. Capitalizing on easy access to extensive amenities, presenting a rare, income-generating opportunity in a highly desirable neighbourhood. Don't overlook this chance to secure a piece of prime real estate that promises not only returns but a gateway to further possibilities in a sought-after locale. Act now!

Listing Presented By:



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