

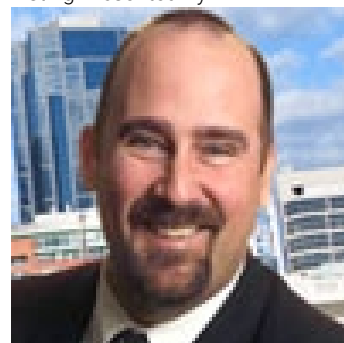


102 Strathaven Drive Strathmore Alberta

\$18

An exceptional opportunity for a daycare, preschool, early learning centre, or other child-focused business at 102 Strathaven Drive in Strathmore. Offering approximately 9,730 sq. ft. of versatile commercial space, the property features multiple large open areas, private offices, reception space, a kitchen, staff rooms, washrooms, and ample storage. Approximately 6,000 sq. ft. of exterior space is also available, providing excellent potential for a future outdoor daycare play area, subject to applicable municipal approvals and licensing requirements. The flexible layout is well suited for classrooms, activity areas, administration, staff facilities, indoor recreation, and child-care programming. The property is conveniently located in an established Strathmore community with excellent accessibility for families, staff, and service providers. This is a rare opportunity to establish or expand a daycare or early learning business in a spacious property with both indoor and outdoor growth potential. The main level is offered at \$22.00 per sq. ft. in base rent, while the basement is offered at \$14.00 per sq. ft., resulting in a blended base rental rate of \$18.00 per sq. ft. Operating costs are estimated at \$8.00 per sq. ft. (id:6769)

Listing Presented By:



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