

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

MLS® #A2226149

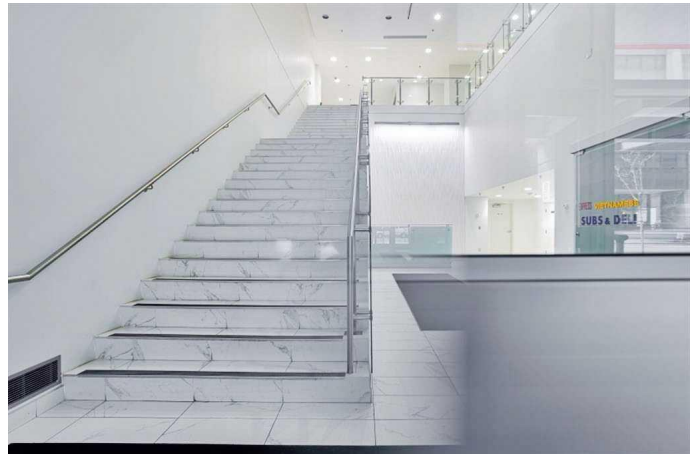
\$3,700,000

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	46
Zoning	CR20-C20/R20

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.