

FOR LEASE

3,162 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



9930 106 Street, Edmonton, AB

DAYCARE LOCATION

Property Highlights

- Development permit is approved for daycare use
- Independent furnace with 2 independent HVAC units and fresh air
- Market TI's available for established operators
- 10-year term with renewal options



780.488.0888



www.lizotterealestate.com



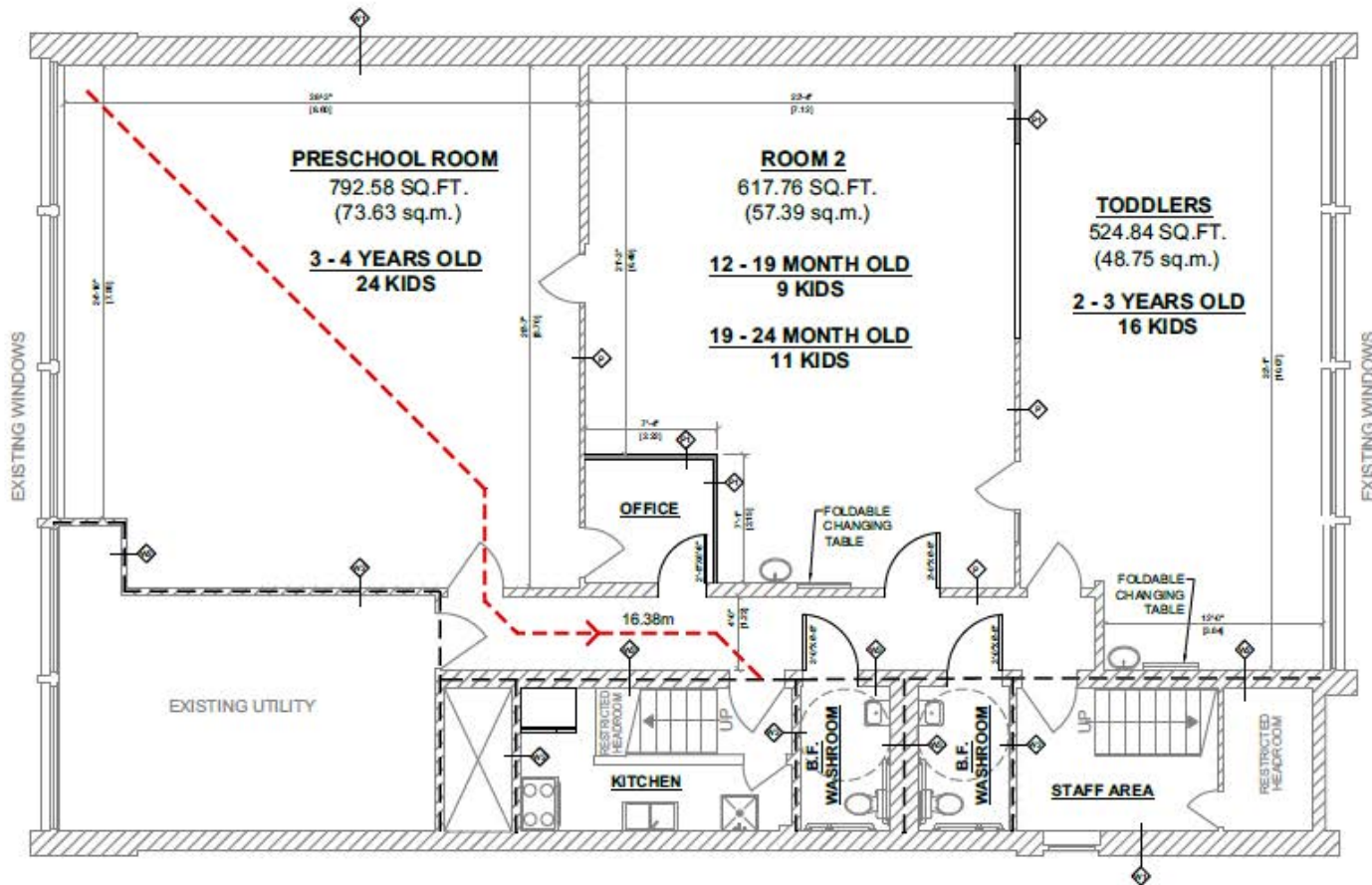
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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PROPOSED BUILDING CODE ANALYSIS:

PROPOSED OCCUPANCY:
GROUP A2 (LOWER MAIN FLOOR)

OCCUPANT LOAD: 59 KIDS + 11 STAFF = 70
ACCORDING TO HEALTH AND SAFETY GUIDE FOR OPERATORS OF CHILD CARE FACILITIES

TOTAL AREA: 3162.33 sqft (293.79 m²)

SPRINKLERED: NON
NO. OF EXITS: 2

OCCUPANCY FIRE SEPARATIONS:
DAYCARE AND OFFICES (2HR.)
DAYCARE AND MERCANTILE (2HR.)

WATER CLOSETS:
2 BARRIER FREE WATER CLOSETS PROVIDED

- CEILING HEIGHT:**
EXISTING IS 9 FEET CLEAR
AFTER T-BAR CEILING
- EXTERIOR ELEVATIONS:**
NO CHANGES REQUIRED
- ALL DIMENSIONS ARE APPROXIMATE, MAY DIFFER ON SITE**

WALL LEGEND

	EXISTING WALL
	PROPOSED WALL
	2HR. FIRE RATED WALL
	TRAVEL DISTANCE



01
A-02

PROPOSED FLOOR PLAN

SCALE: 3/32" = 1'-0"

APPROVED

Edmonton

Development Permit

DEVELOPMENT AUTHORITY
Mark Harrison

CITY FILE NUMBER DATE
492178322-002 Nov 29, 2023

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Property Information

Municipal Address: 9930 106 Street, Edmonton, AB

Building Size: ±3,162 Sq. Ft

Parking: Impark across the street,
\$11/day with VIBE parking

Possession: Immediate/negotiable

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Lease Rate: \$25.00/Sq. Ft.

Op Costs: \$9.00/Sq. Ft. includes utilities

Contact

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