

FOR SALE

12241 Fort Road,
Edmonton, Alberta



OPEN-CONCEPT, PRE-APPROVED DAYCARE PROPERTY

REMAX Commercial Excel is pleased to present an exceptional daycare ownership opportunity in northeast Edmonton.

In an area of Edmonton that desperately requires more childcare services, this opportunity allows for full control of the entire daycare property for future growth and development. The cost of this property is comparable to the same as a five-year lease for a similar property, but all upgrades and investment remains with you, not a landlord. Development of Northlands and along the Fort Road corridor lays the foundation for stability and growth in the future.

Highlights:

- 2025 Clean Phase I Environmental;
- Pre-Approved daycare permit from City obtained in 2025;
- Straddles the boundary of Edmonton Eastwood and NE daycare zones from Alberta Children and Family Services, which is a high-need location;
- Solid, industrial concrete roof, walls, and floor with no leaks, engineered-assessed for approval of alterations necessary for daycare;
- No Structural Internal walls; four separate plumbing stacks for easy upgrading of toilets and kitchen;
- Flow-through drop-off potential for increased parking and land utilization.

DETAILS	
Legal Description	Lot 4D, Block E, Plan 6381RS
Building Size	± 5,200 Square Feet
Land Size	± 0.23 Acres
Yard	Graveled, fenced, flow-through from road to road.
Zoning	BE - Business Employment Zone
Power	3-phase, 110/240, 408
Loading	9' x 8' grade door (sealed)
Ceiling	10' to 12'
Taxes	2025: \$25,049
Price	\$1,100,000



STREET VIEW



MAP VIEW



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PROPERTY GALLERY

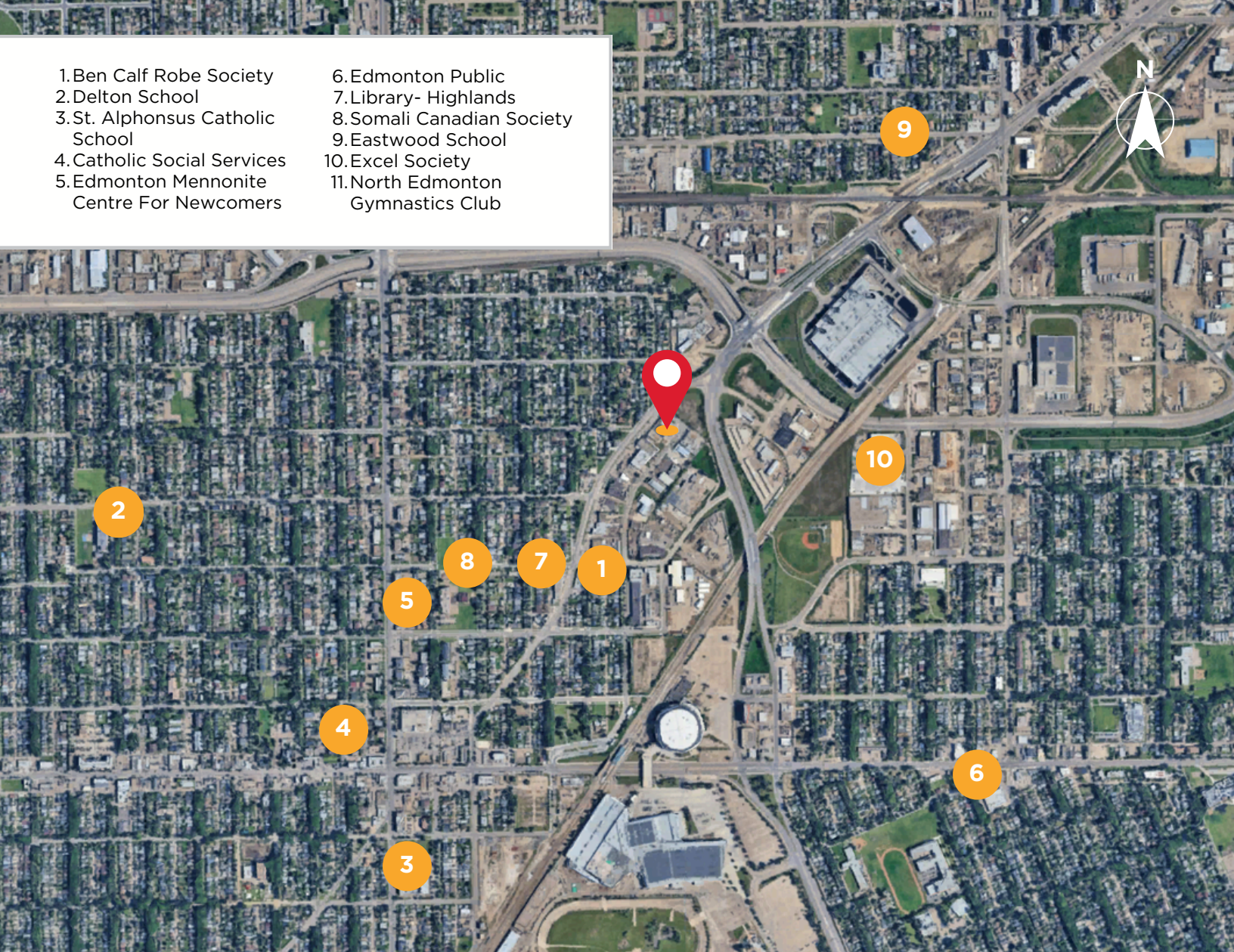
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- 1. Ben Calf Robe Society
- 2. Delton School
- 3. St. Alphonsus Catholic School
- 4. Catholic Social Services
- 5. Edmonton Mennonite Centre For Newcomers
- 6. Edmonton Public Library- Highlands
- 7. Somali Canadian Society
- 8. Eastwood School
- 9. Excel Society
- 10. North Edmonton Gymnastics Club




CONTACT.

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