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123 MILLBANK ROAD SW FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
35269

MLS ID:
A2311394

$50

MAXINE MORRISON
(403) 615-9443

Royal LePage Benchmark
403-253-1901

123 Millbank Road SW, Calgary , Alberta T2Y 2Y9

Transaction Type For Lease	**Title** Fee Simple	**Days On Market** 2
Lease Amount 50.00	**Lease Frequency** Annually	**Lease Term** Negotiable
Zoning R-CG	**Subdivision** Millrise	**Building Type** Free-Standing,Home-Based,Retail,Street Level Storefront,Walk-up
Year Built 1991	**Structure Type** Low Rise (2-4 stories)	**Property Type** Commercial
Property Sub Type Retail	**Legal Plan** 9011980	**Building Area (Sq. Ft.)** 2565.00
Building Area (Sq. M.) 238.29	**Lot Size (Sq. Ft.)** 4898	**Lot Size (Acres)** 0.11
Footprint (Sq. Ft.) 2378	**Construction Type** Stucco,Wood Frame	**Roof** Asphalt Shingle
Foundation Poured Concrete	**Cooling** Central Air	**Heating** Forced Air,Natural Gas
Lot Features Corner Lot,Landscaped,Near Public Transit,Near Shopping Center,No Back Lane,Steep Slope,Street Lighting	**Commercial Amenities** Compacted Yard,Daycare,Kitchen,Laundry Facility,Parking-Extra,Shower,Storage,Storefront	**Access to Property** Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,Paved Road,Public,Public Transportation Nearby,Two-Way Access
Inclusions Fridge, electric stove, hood fan, dishwasher, washer, dryer, all window coverings	**Restrictions** See Remarks	**Reports** Other Documents

Exceptional DAYCARE opportunity to LEASE (NNN) or purchase a strategically located daycare conversion property in the established SW community of Millrise. Received discretionary DEVELOPMENT PERMIT APPROVAL for a Child Care Service for up to 30 children, conditional upon completion of required building code, municipal, and licensing improvements. This fully developed hillside bungalow, currently a dayhome, offers over 2,375 SF of functional space ideal for childcare operations, including multiple activity rooms, outdoor play area, dedicated pick-up/drop-off access, and convenient connectivity to Fish Creek–Lacombe, Shawnessy, and Bridlewood LRT stations. Includes a fully outfitted kitchen, air conditioning (2025), water softener (2025), new windows & doors (2022), and new roof (2024). The approved daycare plans include outdoor play areas, staff space, universal washroom accessibility, and operational layouts designed for childcare functionality. GC quote is available upon conditional offers. All required permitted use improvements will be responsibly of the tenant. BASE RENT is $50psf PLUS OPERATING COSTS and UTILITIES. An outstanding opportunity for experienced daycare operators seeking a well-located property with development permit approvals already in place, helping reduce entitlement timelines and accelerate opening potential.

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