FOR SALE

TURNKEY DAYCARE FACILITY

218/220 Mistatim Road NW, Edmonton AB



HIGHLIGHTS

- Turnkey licensed daycare opportunity, fully equipped and ready for immediate operation with minimal setup required
- Approved for 64 children with development permit in place
- Prime NW Edmonton location minutes from St. Albert, retail amenities, and major routes
- New 2024 purpose built facility designed for safe, efficient childcare operations
- Strong investment fundamentals with stable overhead and long term growth potential

TYLER WEIMAN, SIOR
Partner, Associate
C 780.995.0028
tyler@royalparkrealty.com

JOANNA LEWIS
Senior Transaction Manager
T 780.423.7580
joanna@royalparkrealty.com

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Sale | 218/220 Mistatim Road NW, Edmonton AB







Additional Information

- Approved Development Permit in place
- Licensed capacity approved for up to 64 children
- Minimal setup required for immediate operation
- Suitable for daycare, out-of-school care, Montessori, or preschool programming
- Ideal commuter access for families from multiple neighborhoods

Property Details & Financials

MUNICIPAL ADDRESS	218/220 Mistatim Road NW, Edmonton AB
LEGAL DESCRIPTION	Common Area: Condo Plan: 2021053; Units: 8 & 9
ZONING	CB (Business Commercial)
YEAR BUILT	2024
AREA	2,598 sq ft ±
PLAYGROUND AREA	1,250 sq ft ±
OCCUPANCY	Children: 64 Teacher: 9 Total Occupants: 73
SIGNAGE	Pylon and Façade
INTERNET	Telus Optik
POWER	100 amp, 120/208 volts (3 phase) *electrical panel in each unit
SALE PRICE	**BRING OFFERS!**
PROPERTY TAXES	$19,930.32/annum (2026)
CONDO FEES	$1,447.27/month (2025)
POSSESSION	Immediate

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Sale | 218/220 Mistatim Road NW, Edmonton AB









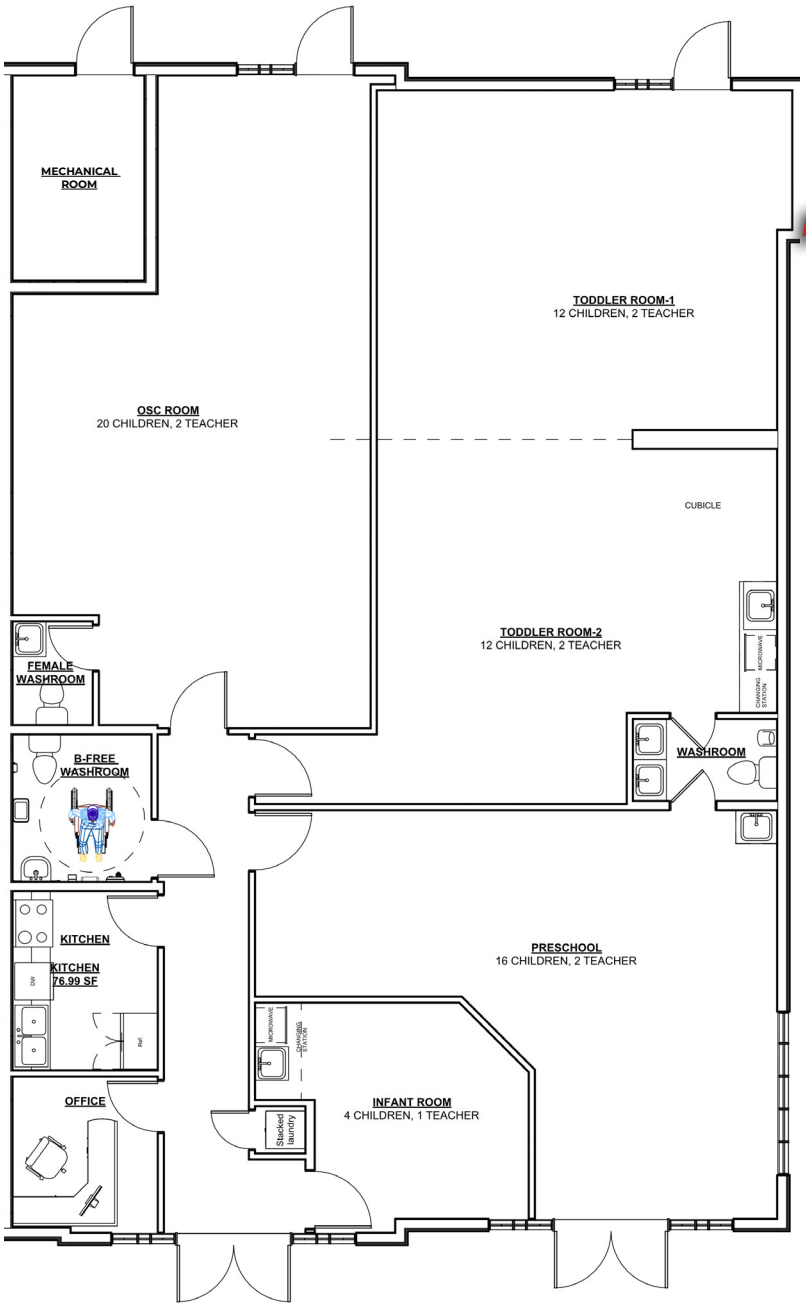
ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Floor Plan | 218/220 Mistatim Road NW, Edmonton AB





Drive Times:

- **Christy's Corner Shopping Centre:** 3 minutes
- **Skyview Shopping Centre:** 5 minutes
- **St. Albert:** 5 minutes

Property Features:

- Bright, modern classrooms
- Large indoor learning and activity zones
- Secure entry/exit system
- Child-friendly washrooms
- Fully furnished and equipped
- Safety compliant throughout
- Ample onsite parking for drop-off/pick-up

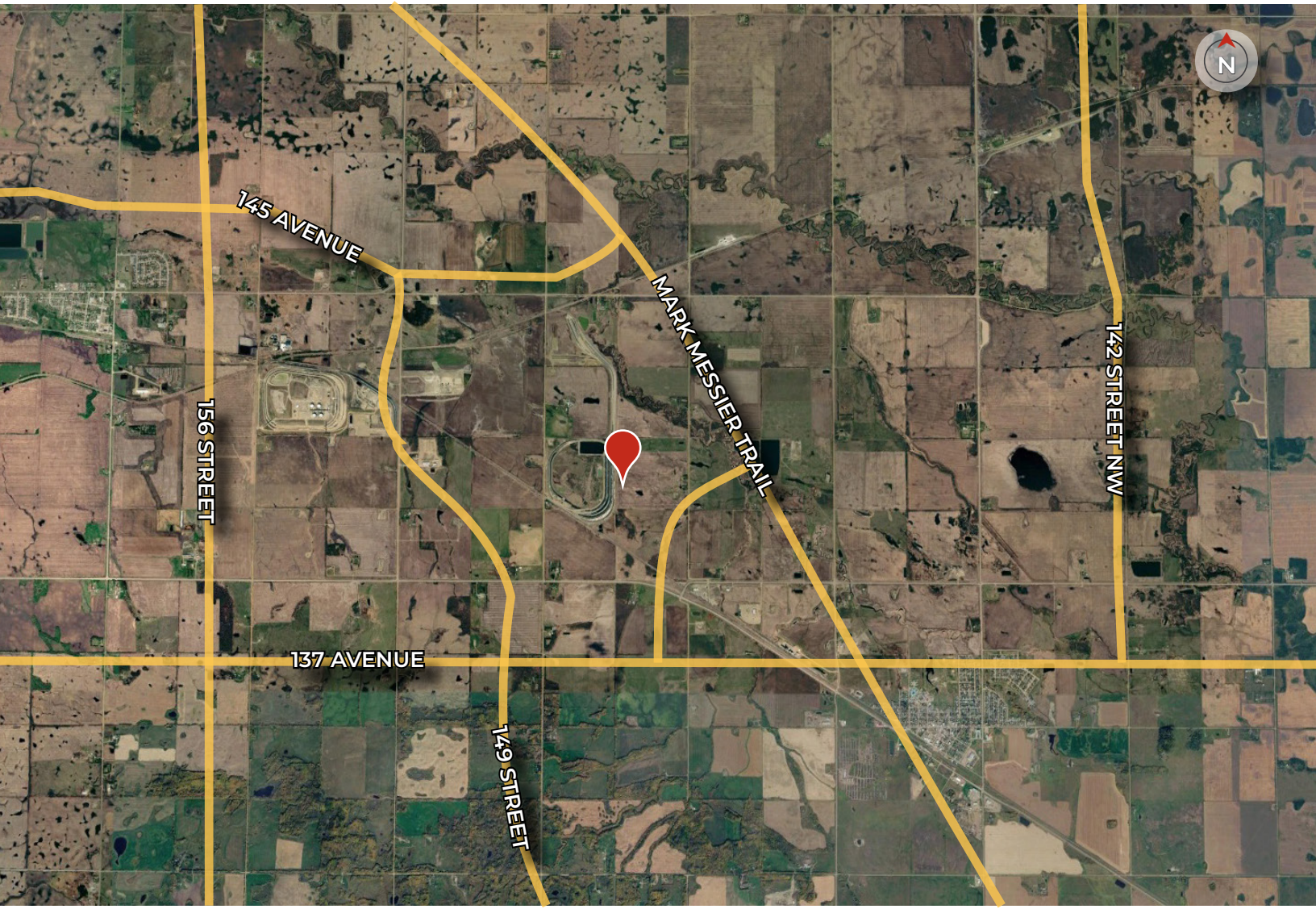
ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Property Location | 218/220 Mistatim Road NW, Edmonton AB



CONTACT OUR TEAM:



TYLER WEIMAN, SIOR
Partner, Associate
780.995.0028
tyler@royalparkrealty.com



JOANNA LEWIS
Associate
780.423.7580
joanna@royalparkrealty.com

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.