

## **\$719,000 - 5008 162ave, Edmonton**

MLS® #E4432835

**\$719,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Hollick-Kenyon, Edmonton, AB

Brand New Daycare Opportunity located in Hollick Kenyon. Surrounded by high density residential and a short walk from Dr. Donald Massey School which is a K-9 institution. Approved from the City of Edmonton for 129 kids. The space is 6370 square feet across two levels. This center features large room sizes and adequate washrooms. One dedicated hand wash station per room. Center boasts high end commercial grade finishings which will ensure durability, two kitchens/staff rooms ( one per level). There is a large playground space which is already fenced and prepped for finishes. Purchase price is for tenant improvements only and is on a Ten year Lease term.



### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4432835  |
| Price     | \$719,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |
| Type      | Business  |
| Status    | Active    |

### **Community Information**

|         |             |
|---------|-------------|
| Address | 5008 162ave |
| Area    | Edmonton    |

|             |                |
|-------------|----------------|
| Subdivision | Hollick-Kenyon |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 0E7        |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 102              |
| Zoning         | Zone 03          |

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Listing information last updated on August 5th, 2025 at 11:02am MDT