

HAPPY HEARTS DAYCARE & OSC

10436 83 AVE NW, EDMONTON AB



TURNKEY DAYCARE OPPORTUNITY

117 CHILDREN: DAYCARE: 88 / OSC:29

VALUE-ADD POTENTIAL: OPERATES FOR-PROFIT TODAY WITH FUTURE SUBSIDY UPSIDE

Seif Jiwaji
Senior Associate
780 905 7143
seif.jiwaji@cwedmonton.com

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY HIGHLIGHTS

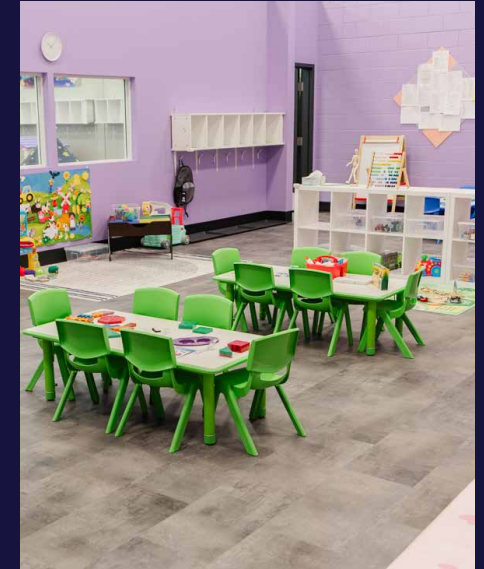
- This is a fully turnkey sale including the prestigious government license, assumption of a prime lease, and all brand-new interior fixtures, furniture, and equipment.
- Condition: Newly developed, fully fixtured, beautifully furnished, and currently booking registration spots.
- Asset Inclusions: Sold “as-is” including the active license, lease assumption, and all interior assets/furniture.
- Outdoor Space: An outdoor playground area is ready for your finishing touches to complete this dream facility.

PROPERTY DETAILS

MUNICIPAL ADDRESS	10436 83 Ave NW, Edmonton, AB.
BUILDING SIZE	8,096 SF
PARKING	Ample
AVAILABILITY	Immediate
SALE PRICE	\$850,000



PHOTOS





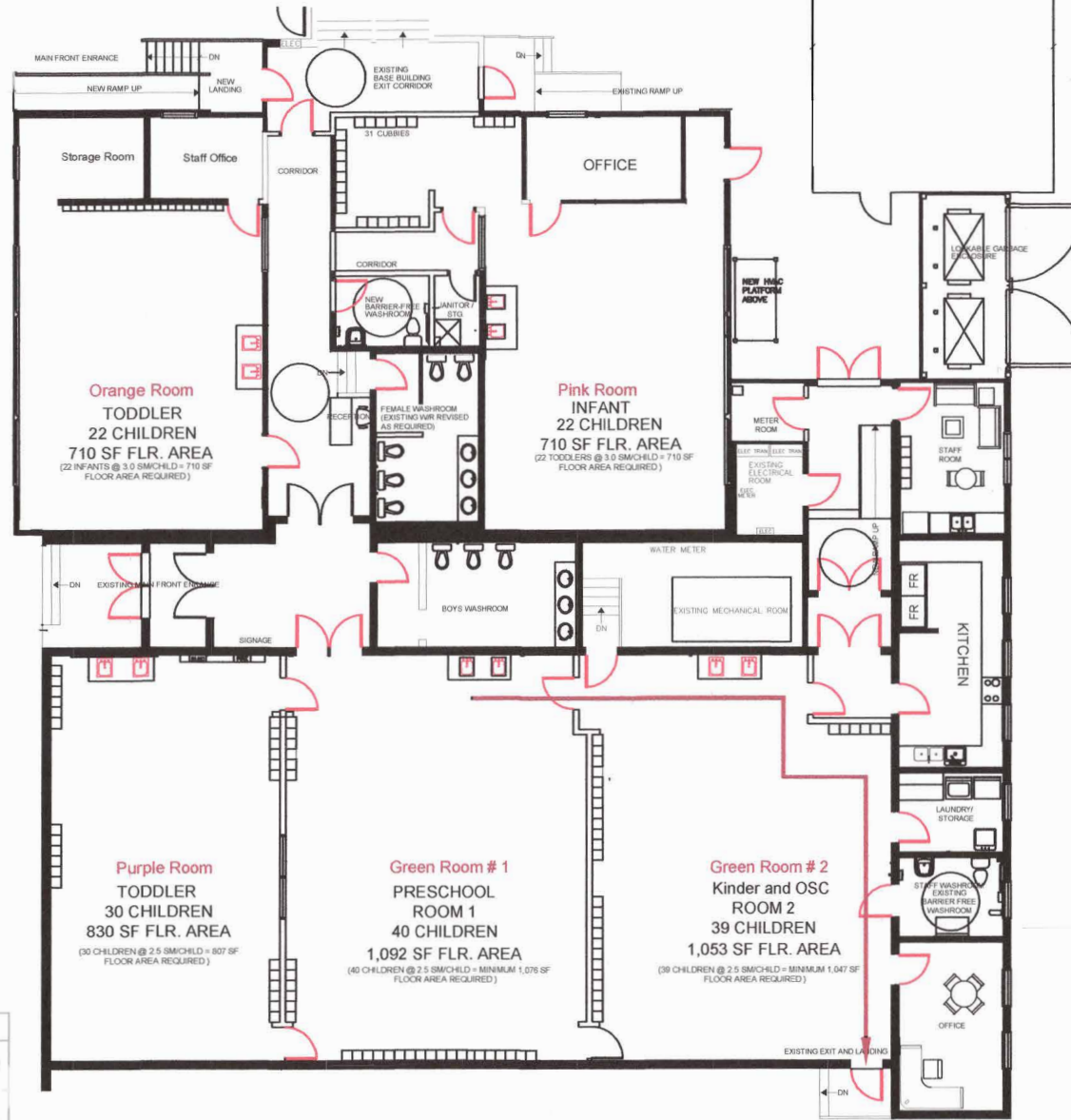
PHOTOS





FLOOR PLANS

(TOTAL OUTDOOR PLAY AREA = 50% OF 4,320 SF=2,168 SF)



TURNKEY DAYCARE OPPORTUNITY IN PRIME EDMONTON LOCATION

LIST PRICE: \$850,000

An exceptional, brand-new childcare facility is now available in one of Edmonton's most vibrant and high-density neighborhoods. Located right off Whyte Avenue / Strathcona, this premium location offers unparalleled access to Downtown, the University of Alberta, and major commuter routes—making it highly desirable for working parents and university staff.

This is a fully turnkey sale including the prestigious government license, assumption of a prime lease, and all brand-new interior fixtures, furniture, and equipment.

INVESTOR & OPERATOR NOTE: Skip the years of rezoning, permitting, construction, and licensing hurdles.

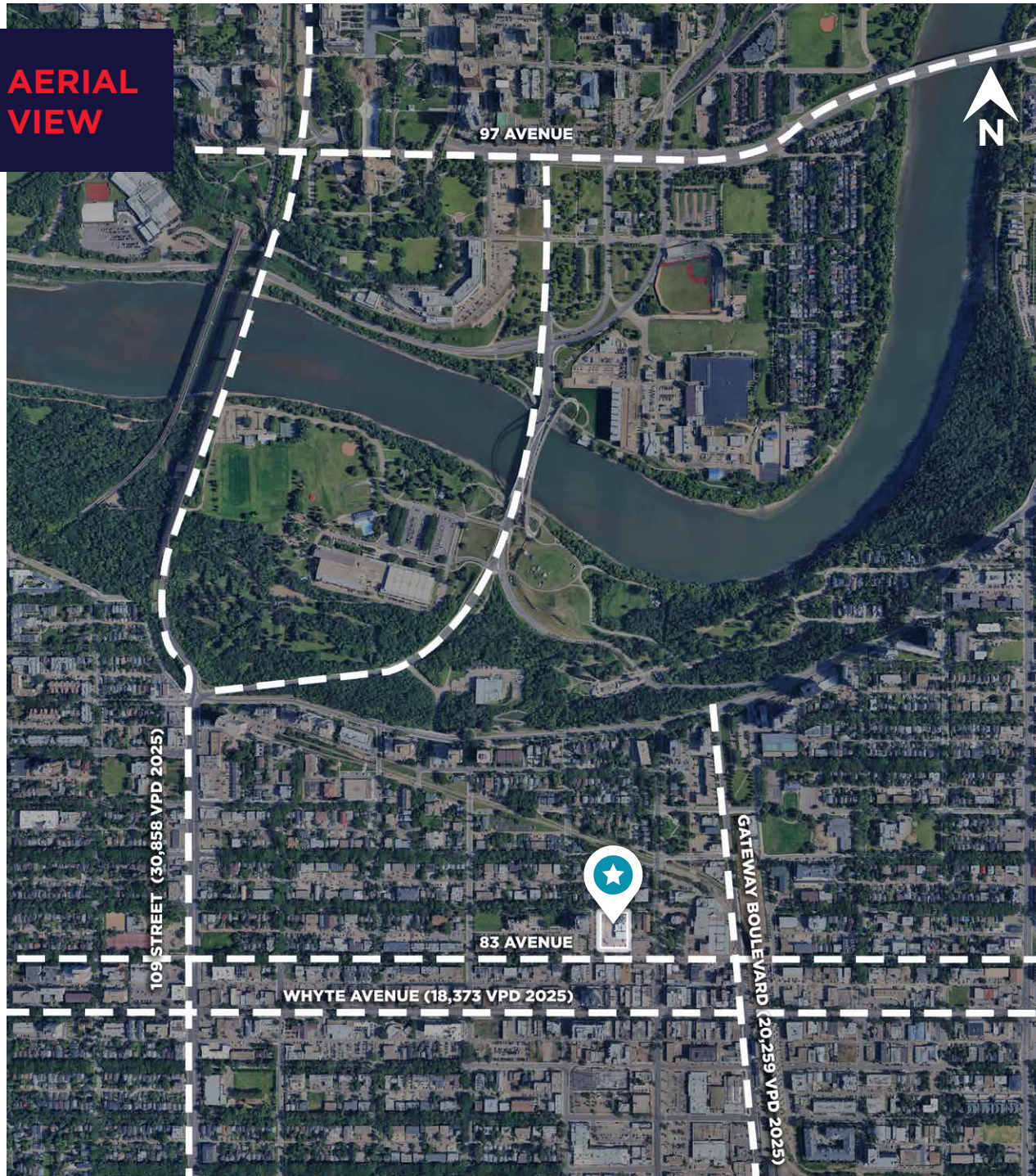


KEY HIGHLIGHTS

- Total Licensed Capacity: 117 children
- Daycare Program: 88 spaces, OSC Program: 29 spaces
- License Approved: April 2026. No grants in place at this time
- Condition: Newly developed, fully fixtured, beautifully furnished, and currently booking registration spots.
- Asset Inclusions: Sold “as-is” including the active license, lease assumption, and all interior assets/furniture.
- Outdoor Space: An outdoor playground area is ready for your finishing touches to complete this dream facility.



AERIAL VIEW



DEMOGRAPHICS



14,942
POPULATION
Within 1 KM

88,143
POPULATION
Within 3 KM

191,677
POPULATION
Within 5 KM



\$92,519
AVG. INCOME
Within 1 KM

\$113,902
AVG. INCOME
Within 3 KM

\$114,257
AVG. INCOME
Within 5 KM



8,811
HOUSEHOLDS
Within 1 KM

46,457
HOUSEHOLDS
Within 3 KM

95,033
HOUSEHOLDS
Within 5 KM



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