



GRASSROOTS
REALTY GROUP

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**Unit C, 4510 51st Avenue
Olds, Alberta**

MLS # A2292946



\$24 per sq.ft.

Division: NONE
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 6,165 sq.ft.
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: NA	

An exceptional opportunity to establish a daycare in the expanding community of Olds. This upcoming daycare space will be situated on the main floor of a newly constructed residential rental apartment building featuring 70 units, creating a built-in base of families and potential clientele. The premises offer approximately 6,164.68 sq. ft. of commercial space, ideal for a childcare facility. In addition, a dedicated outdoor play area will be allocated at no additional rent, providing valuable outdoor space for children’s activities and programming. The site benefits from strong residential density and future growth. Another residential condominium building is located directly behind the property on the same cul-de-sac, and two additional nearby lots are zoned R3, allowing for further apartment or condominium developments—bringing even more families and demand to the area in the future. Strategically positioned along a main road, the location offers excellent accessibility and convenience for parents, making quick drop-offs and pick-ups easy during daily commutes to and from work. The unit is anticipated to be ready by the end of 2026, and the landlord is offering a generous rent-free fixturing period to allow the operator ample time to complete interior improvements, licensing requirements, and daycare-specific build-out. This is a rare opportunity for daycare operators to secure space in a new mixed-use development within a rapidly growing residential neighbourhood, ideally suited to serve the increasing demand for childcare in Olds.