

# FOR LEASE

# ROSSDALE HOUSE

9825 - 103 STREET, EDMONTON, AB

DAYCARE OPPORTUNITY ▶ UP TO 4,500± SF



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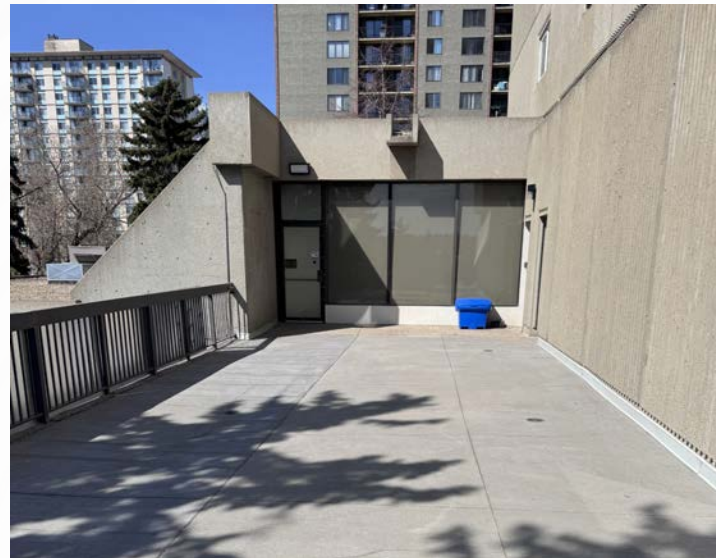
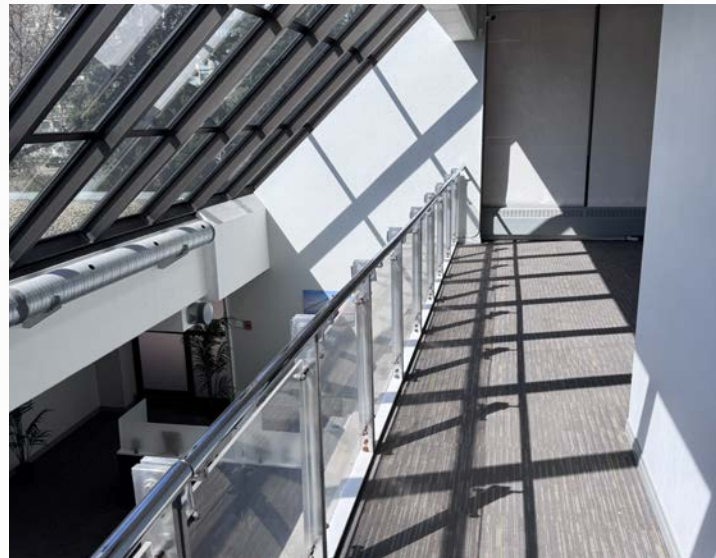
# OVERVIEW / ROSSDALE HOUSE

9825 - 103 STREET, EDMONTON, AB

## ABOUT THE ROSSDALE HOUSE

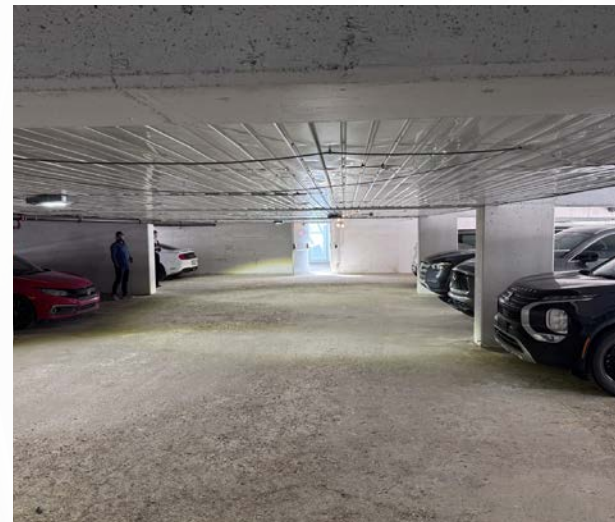
Join Rosssdale House, a well-located mixed-use property in the heart of Edmonton's historic Rosssdale neighbourhood. This character building offers a unique opportunity to create a community-focused daycare in a central, family-oriented area with steady local demand.

This well-positioned building offers an excellent opportunity for a daycare operator to serve families living and working nearby, with convenient parent drop-off and pick-up, plentiful on-site and nearby parking, and many on-site outdoor space options for children play zones. Rosssdale House benefits from its immediate proximity to downtown Edmonton, surrounding residential communities, and the University of Alberta, generating consistent daily activity from professionals, students, and local families. The property provides an ideal setting for a childcare use that prioritizes, accessibility, outdoor access, safety, and a strong community-oriented environment.



## HIGHLIGHTS

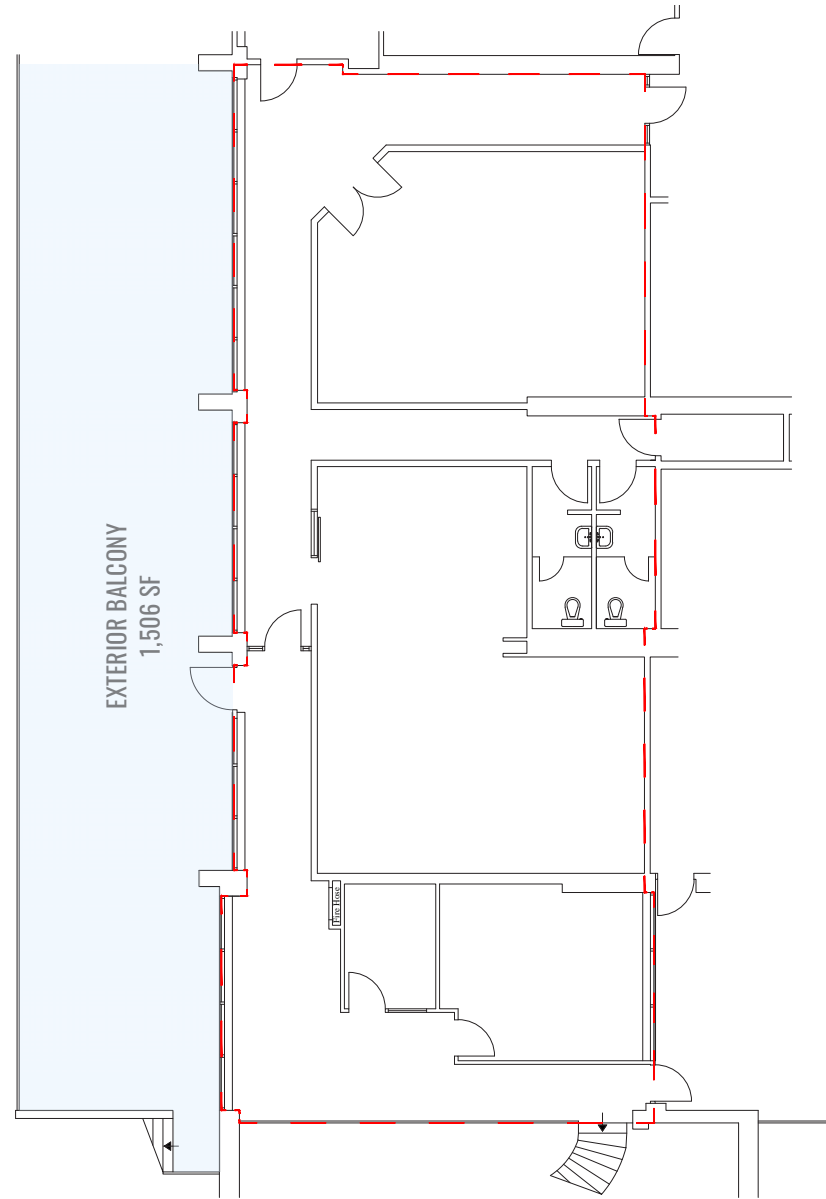
- Well-located mixed-use building in Edmonton's historic Rosssdale neighbourhood, ideal for a daycare or childcare use
- Convenient parent drop-off and pick-up, with plentiful on-site and nearby parking
- Multiple attached on-site outdoor space options suitable for children's play zones
- Ample natural light



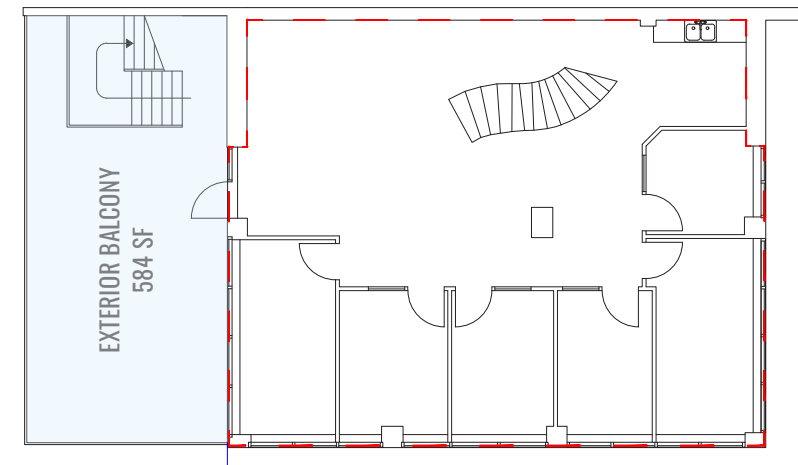
# FLOOR PLAN / ROSSDALE HOUSE

9825 - 103 STREET, EDMONTON, AB

MAIN FLOOR  
2,983 SF

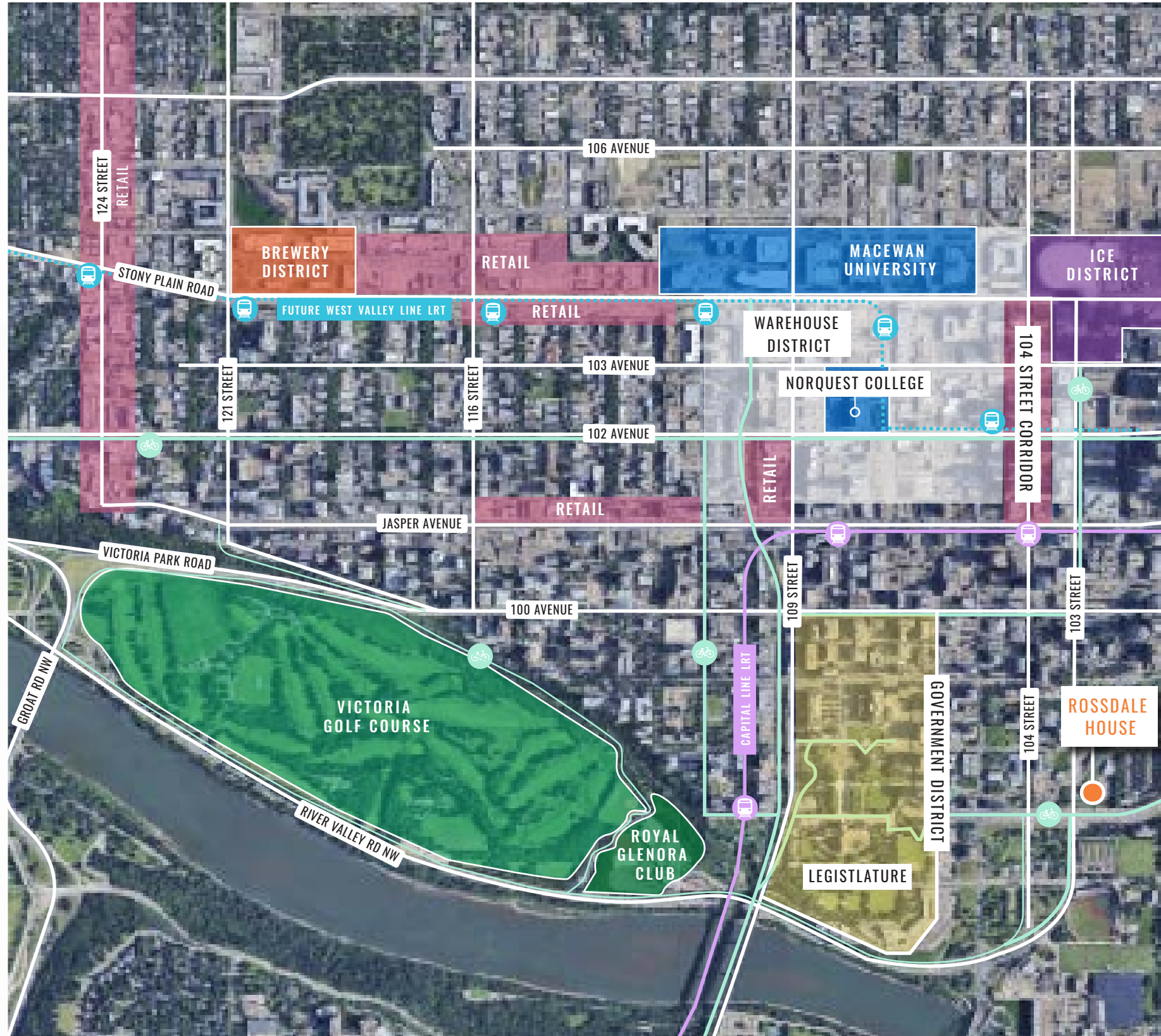


LOWER OFFICE  
1,522 SF



# AREA + STATS / ROSSDALE HOUSE

9825 - 103 STREET, EDMONTON, AB



## SALIENT DETAILS

Address: 9825 103 St NW, Edmonton, AB T5K 2M3

Legal Description: Plan 4431HW Blk 2 Lot 46B

Size: Main Floor: 2,983 SF  
Lower Office: 1,522 SF

Zoning: HDR - High Density Residential Zone

Gross Rent: Negotiable



10,000  
VEHICLES  
PER DAY



UNDERGROUND  
PARKING AVAILABLE



EXPOSURE  
ALONG 103TH  
STREET



TRANSIT  
IN FRONT  
OF PROPERTY



100,000+  
POPULATION  
WITHIN 3KM



6%  
PROJECTED POPULATION  
GROWTH (2025 - 2030)



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