

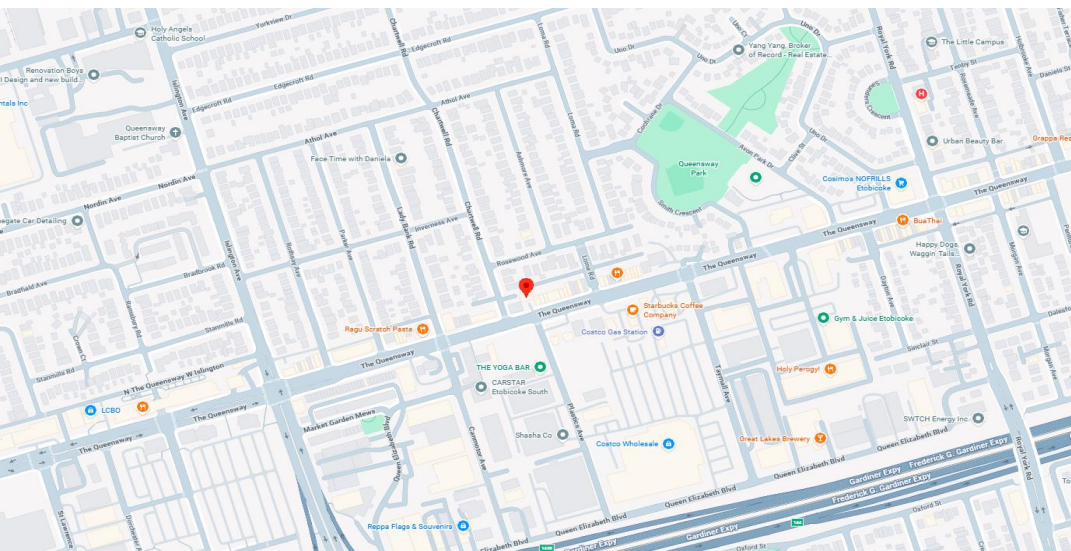
Turnkey Daycare Facility

Suite 200, 866 The Queensway



Overview – 866 The Queensway

Discover an exceptional opportunity at Suite 200, a fully built-out, move-in ready commercial space specifically suited for daycare operations. This modern suite boasts incredible natural light and comes equipped with everything needed to launch or expand your childcare business in one of Toronto's growing neighborhoods.



Key Features

Daycare-Ready Infrastructure

Suite 200 is fully compliant with City of Toronto and Ministry requirements for daycare facilities. The zoning permits daycare use, and the suite includes three private washrooms that can be retrofit at minimal cost to meet specific licensing requirements if needed.

Parking & Outdoor Space

- ✓ Up to 5 reserved parking spaces included
- ✓ Front and rear parking areas available
- ✓ Rear parking area can be converted into a secure, enclosed outdoor play area for children
- ✓ Perfect for drop-off/pick-up convenience for parents

Technology & Security

- ✓ CAT6e wiring throughout for easy security camera installation
- ✓ Enable remote monitoring for parents via cameras
- ✓ 24/7 security camera coverage in all public building areas
- ✓ Programmable key fob access system for controlled entry
- ✓ Modern building security infrastructure

Included Appliances & Equipment

The suite comes furnished with:

- ✓ Refrigerator
- ✓ Dishwasher
- ✓ Microwave
- ✓ Water cooler
- ✓ Window blinds throughout

Flexible Layout

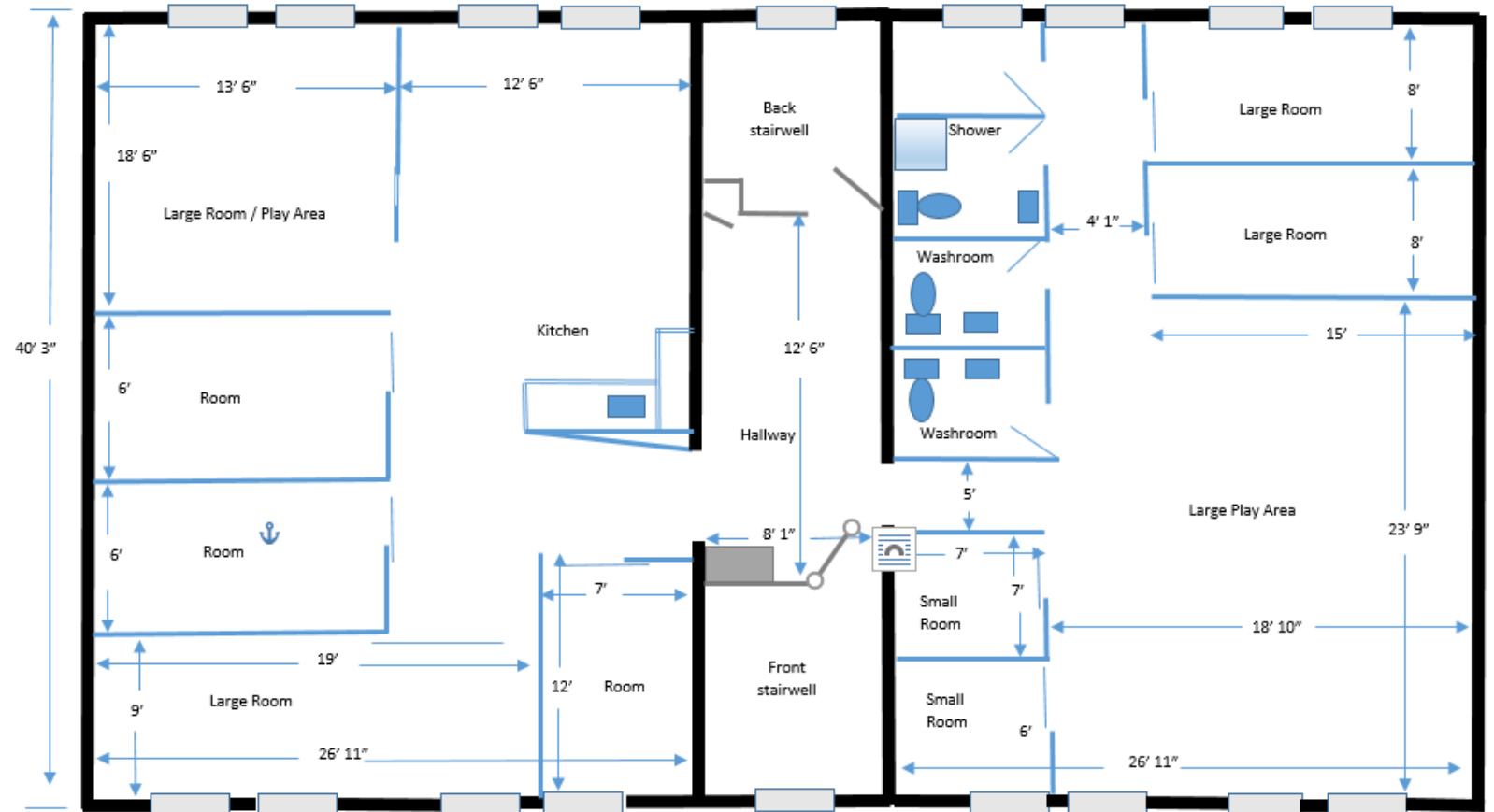


The current configuration includes several modular glass offices that are easily removable and reconfigurable.

Customize the space to match your daycare's specific needs, whether you need open play areas, nap rooms, or activity stations.

Smart Building Features

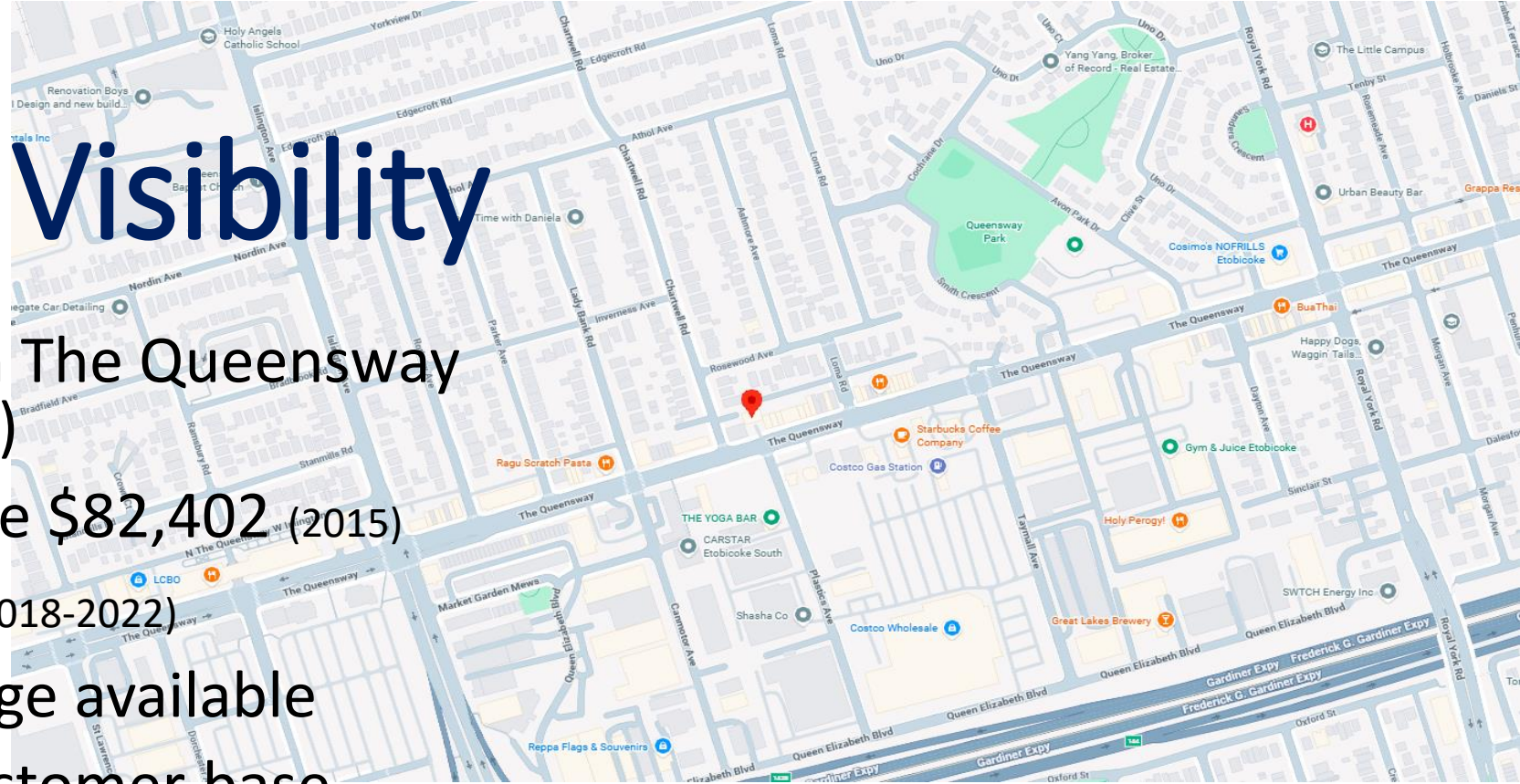
- ✓ Tenant-controlled heating and A/C via Nest app
- ✓ Lutron Caseta wireless light switches
- ✓ Amazon Alexa integration for voice-controlled lighting
- ✓ Remote climate and lighting control from anywhere



The Queensway / Front Parking lot with 10 parking spaces

Location & Visibility

- High-traffic location on The Queensway (40,000+ vehicles daily)
- Average Household Income \$82,402 (2015)
- Population : 347,948 (2018-2022)
- External building signage available
- Growing residential customer base
- Excellent visibility and accessibility



Walk Score



83

Transit Score



60

Avg. Income

(Household)



\$166,841

Space Highlights

This space is ideal for:

- Licensed daycare centers
- Montessori schools
- Preschool programs
- Before/after school care programs
- Early learning centers



- **Natural Light:** Large windows flood the suite with natural light, creating a bright, welcoming environment ideal for children. Window blinds included for light control during nap times.
- **Modern Design:** Contemporary finishes and thoughtfully designed layouts provide a professional, clean aesthetic that appeals to discerning parents. Vinyl flooring is easy to maintain and keep clean and sanitized.
- **Safety & Compliance:** Three private washrooms meet daycare standards, and the entire suite can be configured to exceed Ministry requirements for child safety and supervision. Toronto Fire inspection passed and compliant.

Suite 200, 866 The Queensway

Property Type: Commercial Office/Daycare

Address: 866 The Queensway, Toronto, ON

Contact: admin@866theq.ca | 416-792-9245

More Info: https://spacelist.ca/listings/on/toronto/866_the_queensway#621031

Rental Details

Base Rent: \$26.00 per sq ft per year

Additional Rent (TMI): \$15.50 per sq ft per year

Total Rent: \$41.50 per sq ft per year

TMI (Total Maintenance & Insurance) covers all operating costs except internet and tenant insurance, providing predictable monthly expenses with no surprise costs.



**Schedule Your
Tour Today**

Contact us to arrange a viewing and discuss how Suite 200 can become home to your daycare business.