

MLS # A2270306

Cochrane, Alberta



\$1,099,900

Division: Cochrane

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,868 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.33 Acre

Sewer: -

Lot Feat: Corner Lot

Inclusions: Business operational items, furniture, shelving, indoor and outdoor toys, playground accessories as present in the facility

Turnkey Child Care Business Asset Sale – Cochrane: - (Option to Buy the entire property situated in 0.33 acres immediately or in future!!) A fully built, ready-to-license and operate 30-child childcare center in one of Cochrane's most visible and parent-friendly zones. Fully renovated and upgraded in 2024 to meet modern childcare, safety, accessibility, and affordability-grant standards. Includes complete furnishings, equipment, playground setup, admin systems, appliances, and all compliance features. Over 1,868 sq. ft. indoors + Roofed Deck 660sq.ft + 1750 sq. ft. outdoor play area at the currently offered price. 4 dedicated parking stalls ensure smooth drop-off/pick-up. and 3 staff parking. Renovations have passed fire and health inspections. All renovation records are available. Its high-visibility location naturally reinforces brand awareness and supports strong enrollment. (Please refer Mandatory future expansion purchase section below– Additional 20 children's more capacity, 895 sqft of Indoor space, and 3800 sqft of Outdoor play area and 4 more parking places) Projected NOI is approx. \$260,000 based on seller's track record and the uniqueness of this high-visibility location. ||The seller, an experienced operator with multiple successful centers, offers the optional guidance on: || • Licensing processes • Hiring & training • Program & curriculum • Marketing, admissions, and operations ||Turnkey Readiness|| All essentials to begin operations are included: • Daycare furniture, toys, materials, & outdoor equipment • Office computer & printer • Appliances, fixtures, & compliance-related installations Simply take possession, complete the licensing paperwork and begin operations. || The seller will hand over an initial list of enquiries to start with. || The center markets by itself —

The main road traffic cannot miss the facility, which will continuously help maintain steady enrollment. ||Mandatory Future Expansion Purchase Requirement: -|| The buyer must be financially capable & willing to buy the capacity addition to 50 children within six to eight months. • Seller landlord is developing additional business assets to add 20 more spots!! • Additional 895 sqft space!! • Additional 3800 sqft of outdoor play area!! • 4 additional marked parking spaces!! • Expansion assets priced at \$725,000 with a \$3,000/month lease. • Proportionate increase of NOI to \$430,000/year (based on seller's other center) • Adjust/extend lease terms to meet lender requirements. A rare opportunity to acquire a turnkey childcare business with built-in growth and strong long-term potential. ||Peace of Mind for parents & Children's Joy - Investors Dream|| For families: - A safe, clean, and nurturing environment with abundant space to play and grow. For Daycare owners: - A stable, high-demand, community-anchored business that's ready to perform. For Investors: - Enter Daycare business with confidence & mentoring! Buy the entire property which is situated in 0.33acres!!