

MLS # A2270306

## Cochrane, Alberta



# \$1,800,000

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 &ndash; Cochrane: - (Option to Buy the entire property situated in 0.33 acres immediately or in future!! Refer MLS A2272890) 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. THE LANDLORD WILL BE BUILDING ADDITIONAL FACILITY IN SIX MONTHS to add 20 more children spots making it a total of 50 spots, additional 895 sqft. space, additional 3800 sqft. of outdoor play area and 4 additional marked parking spaces!! The total Projected NOI is approx. \$ 430,000 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 A rare opportunity to acquire a turnkey childcare business with built-in growth and strong long-term potential. 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!