

MLS # A2272890

Cochrane, Alberta



\$2,150,000

Division:	Cochrane
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,700 sq.ft.
Zoning:	CHD

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.33 Acre
Sewer:	-	Lot Feat:	Corner Lot

Inclusions: All Day Care accessories, toys, teaching materials, furniture, shelving, appliances, outdoor playground accessories

TURNKEY DAYCARE – Licensed for 23 Children - Double Lot with expansion possibility up to 95 Children Exceptional opportunity to own a fully renovated, TURNKEY DAY CARE facility in one of Cochrane’s most accessible and family-oriented locations. The main building offers 1,868 sq. ft. of modern childcare space and is fully licensed for 23 children. All core infrastructure, safety upgrades, and compliance elements are in place, and the property has passed Fire and Health inspections. An additional 895 sq. ft. secondary building with minor renovation provides clear expansion potential for 22 more children with minor improvements. Vacant second lot offers the expansion possibility up to 95 Children Projected NOI for 23 children exceeds \$250,000. At full approved capacity of 45 children, projected NOI exceeds \$480,000. The sellers will provide the financial projection on signing the NDA Situated on a spacious 0.33-acre lot featuring approximately 5,500 sq. ft. of outdoor play area, the property also includes 5 approved street parking stalls plus 7 private on-site parking stalls. Renovations are aligned with modern childcare, safety, accessibility, and grant-ready standards. Shelving, appliances, toys, learning materials, and indoor/outdoor play equipment are included, allowing immediate operational launch. Ideal for operators seeking a ready-to-run childcare center or investors looking for a high-demand asset class with built-in expansion upside in growing Cochrane. Rare opportunity to acquire a fully prepared childcare property with approved scalability and strong income potential.