

\$1,099,900 - N/A, Cochrane

MLS® #A2270306

\$1,099,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.33 Acres

N/A, Cochrane, Alberta

Turnkey Child Care Business Asset Sale â€“
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
Cochraneâ€™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 belowâ€“
Additional 20 childrenâ€™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:||
â€¢ Licensing processes
â€¢ Hiring & training
â€¢ 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!!

Built in 1946

Essential Information

MLS® #	A2270306
Price	\$1,099,900
Bathrooms	0.00
Acres	0.33
Year Built	1946
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Cochrane
County	Rocky View County
Province	Alberta

Amenities

Parking Spaces	7
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Exterior

Lot Description	Corner Lot
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Additional Information

Date Listed	November 13th, 2025
Days on Market	1

Listing Details

Listing Office	Keller Williams BOLD Realty
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