



**GRASSROOTS**  
REALTY GROUP

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**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 &ndash; 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&ndash; 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: || &bull; Licensing processes &bull; Hiring & training &bull; Program & curriculum &bull; Marketing, admissions, and operations ||Turnkey Readiness|| All essentials to begin operations are included: &bull; Daycare furniture, toys, materials, & outdoor equipment &bull; Office computer & printer &bull; 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 &mdash;

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. &bull; Seller landlord is developing additional business assets to add 20 more spots!! &bull; Additional 895 sqft space!! &bull; Additional 3800 sqft of outdoor play area!! &bull; 4 additional marked parking spaces!! &bull; Expansion assets priced at \$725,000 with a \$3,000/month lease. &bull; Proportionate increase of NOI to \$430,000/year (based on seller's other center) &bull; 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 &ndash; Children&rsquo;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&rsquo;s ready to perform. For Investors: - Enter Daycare business with confidence & mentoring! Buy the entire property which is situated in 0.33acres!!