



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

AFFORDABILITY GRANT APPROVED ‐ Fully Licensed for 22 Children - Double Lot with expansion possibility up to 41 Children. The projected NOI for 22 children exceeds \$240,000. 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 22 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 a lot of expansion possibility. 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.