



GRASSROOTS
REALTY GROUP

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MLS # A2272890

Cochrane, Alberta



\$2,950,000

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 Facility with Expansion Potential for SALE in Cochrane Exceptional opportunity to own a fully renovated, licensing (in progress) property in one of Cochrane's most accessible and family-oriented locations. This offering includes 1,868 sq. ft. of modern, fully upgraded childcare space ready for 30 children, plus a second 895 sq. ft. building ideal for an additional 20-child expansion with minor renovations. The main building has already passed Fire and Health inspections, and the City of Cochrane has approved the Change of Use from Residential to Commercial for a total capacity of 50 children. All core infrastructure, compliance elements, and operational features are in place. || Projected NOI for 30 Children is more than 310,000 and at its full capacity, projected NOI with 50 children is more than 550,000|| ||Highlights|| 1868 sq. ft. turnkey childcare space – newly renovated and licensing in progress 895 sq. ft. second building – expansion opportunity for 20 additional children. A total of 5,500 sq. ft. outdoor play area. 5 approved city street parking stalls + 7 private on-site parking stalls. Renovations aligned with modern childcare, safety, accessibility, and grant-ready standards. Shelving, appliances, toys, learning materials, and indoor/outdoor play equipment included. Ideal for immediate operations with a clear path to future growth. ||Optional Seller Support|| The seller, an experienced childcare operator with multiple successful centres, can optionally provide guidance in: Licensing and regulatory preparation, Staffing, hiring, and training Curriculum planning and programming, Marketing, admissions, and operational setup. This optional support is especially beneficial for first-time operators or investors looking for confidence and clarity during startup. This property combines modern renovations, strong location visibility,

operational readiness, and built-in expansion potential. Few childcare properties in Cochrane offer this level of preparedness and approved capacity. ||Ideal For|| Operators: Turnkey setup with immediate launch potential. Investors: A stable asset class with strong long-term demand in Cochrane. Families & Community: A safe, bright, modern environment designed around children's growth and wellbeing. A fully prepared childcare environment on a spacious 0.33-acre lot — where children thrive, operators succeed, and investors benefit.