



**MLS # A2299165**

**Cochrane, Alberta**

**\$2,980,000**



|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | Cochrane     |
| <b>Type:</b>       | Business     |
| <b>Bus. Type:</b>  | Child Care   |
| <b>Sale/Lease:</b> | For Sale     |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 1,560 sq.ft. |
| <b>Zoning:</b>     | R-1          |

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** Everything on site

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Affordability Grant Approved Daycare, Operating at its Full Capacity, High NOI with Property in Cochrane, Owner Retiring Exceptional opportunity to acquire a well-established, fully operational daycare business with property in Cochrane. This is an active, income generating operation, NOT a turnkey project, that has been running successfully at full capacity for over five years, demonstrating consistent performance and strong community demand. The facility is fully enrolled, with an ongoing waiting list, highlighting the shortage of childcare spaces in the area. The daycare is also approved under the Government Affordability Grant (AG) program since the introduction of AG by Government, ensuring stable revenues and enhanced accessibility for families. The facility is currently fully staffed and self-running with very minimal owner intervention. The business generates a Net Operating Income of 410,000, offering strong and predictable cash flow for investors or experienced operators. This offering includes both the business and the underlying real estate, providing long term security and asset appreciation in one of Alberta