\$1,099,900



The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## TURNKEY CHILD CARE BUSINESS ASSET SALE – COCHRANE: - (OPTION TO BUY THE ENTIRE PROPERTY SITUATED IN ...

mage not found or type unknown

Commercial Real Estate > Commercial Property for Lease

LocationListing ID:MLS ID:Cochrane, Alberta32881A2270306

DAYCARE

A KAMALA RAJ

**2** (403) 930-4025

403-930-4025

🖒 Cochrane, Alberta

**Transaction Type** 

For Lease

**Building Type** 

Commercial Mix

**Property Type** 

Commercial

Building Area (Sq. M.)

173.54

Inclusions

14374

7000.00

Year Built

Mixed Use

**Property Sub Type** 

Lot Size (Sq. Ft.)

1946

Lot Features shelving, indoor and outdoor toys, Corner Lot

the facility

Lease Frequency Lease Amount

Monthly

Structure Type

Mixed Use

Building Area (Sq. Ft.)

1868.00

Lot Size (Acres)

0.33

Business operational items, furniture. playground accessories as present in

Restrictions

None Known

Reports

Standard form of Lease

Turnkey Child Care Business Asset Sale - 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 sg. 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- 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:|| • Licensing processes • Hiring & training • 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 the 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!!

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