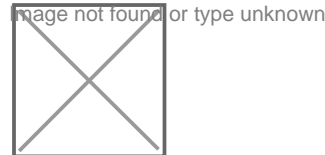


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



Commercial Real Estate > Commercial Property for Lease



**Location**  
Cochrane, Alberta



**Listing ID:**  
32881


**MLS ID:**  
A2270306

**\$1,800,000**



 **KAMALA RAJ**  
 (403) 930-4025

 Keller Williams BOLD Realty  
 403-930-4025

 Cochrane , Alberta

**Transaction Type**

For Lease

**Days On Market**

60

**Lease Amount**

10000.00

**Lease Frequency**

Monthly

**Building Type**

Commercial Mix

**Year Built**

1946

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Building Area (Sq. Ft.)**

1868.00

**Building Area (Sq. M.)**

173.54

**Lot Size (Sq. Ft.)**

14374

**Lot Size (Acres)**

0.33

**Lot Features**

Corner Lot

**Inclusions**

Business operational items, furniture, shelving, indoor and outdoor toys, playground accessories as present in the facility

**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!! Refer MLS A2272890) 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. THE LANDLORD WILL BE BUILDING ADDITIONAL FACILITY IN SIX MONTHS to add 20 more children spots making it a total of 50 spots, additional 895 sqft. space, additional 3800 sqft. of outdoor play area and 4 additional marked parking spaces!! The total Projected NOI is approx. \$ 430,000 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 A rare opportunity to acquire a turnkey childcare business with built-in growth and strong long-term potential. 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!

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