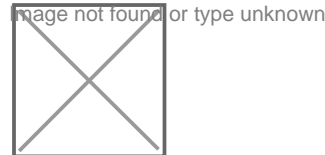


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

TURNKEY DAYCARE FACILITY WITH EXPANSION POTENTIAL FOR SALE IN COCHRANE EXCEPTIONAL OPPORTUNITY TO...



Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta



Listing ID:
33046


MLS ID:
A2272890

\$2,950,000



 **KAMALA RAJ**
 (587) 400-5000

 Keller Williams BOLD Realty
 403-930-4025

 Cochrane , Alberta

Transaction Type

For Sale

Title

Fee Simple

Days On Market

62

Zoning

CHD

Building Type

Commercial Mix

Year Built

1946

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

2700.00

Building Area (Sq. M.)

250.84

Lot Size (Sq. Ft.)

14374

Lot Size (Acres)

0.33

Lot Features

Corner Lot

Inclusions

All Day Care accessories, toys, teaching materials, furniture, shelving, appliances, outdoor playground accessories

Restrictions

None Known

Reports

Building Plans, Chattel/Equipment, Floor Plans, Property Inspection, RPR

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.

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