

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.

CHILD CARE FOR SALE

Businesses and Franchises for Sale > Business for Sale




Location
Cochrane, Alberta



Listing ID:
34731

MLS ID:
A2299165

\$2,980,000



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

 Keller Williams BOLD Realty
 403-930-4025

 Cochrane , Alberta

Transaction Type For Sale	Days On Market 64	Business Type Child Care
Zoning R-1	Building Type Mixed Use	Year Built 1996
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1560.00	Building Area (Sq. M.) 144.93	Parking 2
Construction Type Wood Frame	Heating Forced Air	Inclusions Everything on site
Restrictions See Remarks	Reports Annual Property Operating Data	

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 high NOI, 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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.