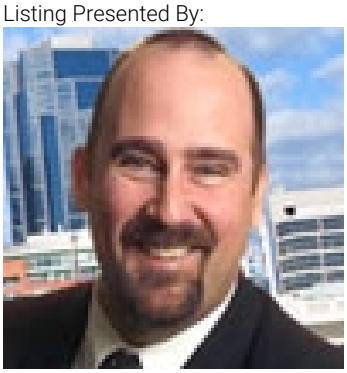


0 Proof of Funds for Details Cochrane Alberta

$2,250,000

Exceptional opportunity to acquire a well-established, fully operational, income-generating daycare business together with its real estate in Cochrane, Alberta. Operating successfully at full capacity for over six years, the daycare has demonstrated consistent financial performance and strong community demand. FULLY ENROLLED WITH AN ONGOING WAITING LIST, reflecting the continued demand for childcare spaces in the area. Approved under the Government's AFFORDABILITY GRANT (AG) PROGRAM since its introduction, supporting consistent revenue and affordability for families. It is NOT a non-profit. || FULLY STAFFED & MINIMAL OWNER INVOLVEMENT: The daycare operates with experienced staff, established procedures, and efficient management systems, requiring very limited day-to-day owner intervention. || ADVANCED SECURITY & REMOTE MONITORING: The facility is equipped with interior (subject to privacy laws) and exterior surveillance cameras, security alarm systems, remote monitoring capabilities, electronic activity logs, comprehensive nighttime exterior lighting, and automated solar-powered security lights. These features provide enhanced security, operational oversight, and the ability to monitor the property remotely, supporting efficient, largely self-running operations. || STRONG FINANCIAL PERFORMANCE: The business generates HIGH NET OPERATING INCOME (NOI), offering attractive and consistent cash flow potential. || IDEAL FOR EXPERIENCED DAYCARE OPERATORS: An EXCEPTIONALLY ATTRACTIVE ACQUISITION for established childcare operators looking to expand their portfolio with a proven, fully staffed, high-performing daycare that requires minimal additional management involvement. The established operations, consistent enrolment, experienced staff, and existing infrastructure offer significant advantages for operators seeking immediate business continuity and expansion. Also suitab...

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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