

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.

5, 30 GRIFFIN INDUSTRIAL POINT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Cochrane, Alberta



Listing ID:
33164


MLS ID:
A2274208

\$479,000



 **KEN MORRIS**
 (403) 253-1901

 Royal LePage Benchmark
 403-253-1901

 5, 30 Griffin Industrial Point , Cochrane , Alberta T4C 0A2

Transaction Type

For Sale

Days On Market

22

Zoning

I-G

Subdivision

Industrial

Building Type

Commercial Mix, Condo Complex, Office Building, Warehouse

Year Built

2006

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0712669

Building Area (Sq. Ft.)

1793.00

Building Area (Sq. M.)

166.57

Footprint (Sq. Ft.)

1141

Cooling

Central Air

Heating

Boiler, In Floor, Overhead Heater(s), Natural Gas

Inclusions

Built in dishwasher, bar fridge, microwave, all attached cabinets and attached desks, built in vac and attachments, Central AC

Restrictions

None Known

Reports

Floor Plans

There is 1141 Sq ft of space on the main floor with in floor heat , 3 really nice offices with lots of cabinets and counters and built in desks on the main plus coffee/kitchen area with dishwasher, bar fridge, microwave, cabinets and counter. plus great warehouse space. Epoxy floor, Led lights, Phone and data to multiple locations plus in conduit to pull more if needed. Security cameras, audio in ceiling of offices. Central AC two zones with one for the main floor offices, and one for the rest. Another 651 sq ft on the upper mezzanine with separate office space plus a large general office space area. Central Vac, All electrical plugs 20 amps, 3 parking stalls, This bay would make a great electrician shop/ plumbing shop or other trades, or use for the office spaces Door is 12 ft x 12 ft. Zoned General industrial, this bay could be used for Animal service/ Artist Studio/Automotive Service/Business Support Service/ Government service/ Industrial support services, Innovations Service/Rec facility/ Recreational Vehicle sales and service/ or Self Storage. Space is available for February 01, 2026. Call for more details and to book a viewing.

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.