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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 84	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 March 01, 2026. Call for more details and to book a viewing.

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