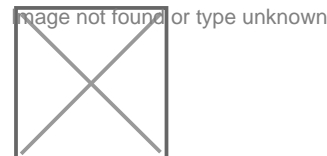


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2, 30 GRIFFIN INDUSTRIAL POINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Cochrane, Alberta


Listing ID:
33366


MLS ID:
A2276191

\$2,559



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

 Royal LePage Benchmark
 403-253-1901

 2, 30 Griffin Industrial Point , Cochrane , Alberta T4C 0A2

| | | |
|--|--|---|
| Transaction Type For Lease | Title Fee Simple | Days On Market 1 |
| Lease Amount 2559.00 | Lease Frequency Monthly | Lease Term Negotiable |
| Zoning I-G | Subdivision Industrial | Building Type See Remarks |
| Year Built 2006 | Structure Type Warehouse | Property Type Commercial |
| Property Sub Type Mixed Use | Legal Plan 0712669 | Building Area (Sq. Ft.) 1706.00 |
| Building Area (Sq. M.) 158.49 | Footprint (Sq. Ft.) 1064 | Electric 100 Amp Service |
| Heating Natural Gas | Access to Property Paved Road,Public | Inclusions Infloor heat system |
| Restrictions Landlord Approval | Reports Floor Plans | |

End unit with lots of options. 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. There is 1064 sq ft of space on the main floor with infloor heat. Another 642 sq ft on the upper mezzanine. Would make a great electrician shop/ plumbing shop or other trades. Room for an office in the mezzanine. Door is 8 ft x 12 ft high. Space is available for February 01, 2026. Call for more details and to book a viewing.

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