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14 GRIFFIN INDUSTRIAL POINT FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Cochrane, Alberta

Listing ID:
33436

MLS ID:
A2276316

\$675,000



 **ANDREW POHLOD**
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 Real Broker
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 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

Transaction Type For Sale	Days On Market 115	Zoning I-G
Subdivision Industrial	Building Type Commercial Mix	Year Built 2026
Structure Type Industrial	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0210633	Building Area (Sq. Ft.) 2516.00	Building Area (Sq. M.) 233.74
Lot Size (Sq. Ft.) 11	Lot Size (Acres) 0.00	Footprint (Sq. Ft.) 1995
Parking 3	Construction Type Concrete,Metal Frame,Metal Siding	Roof Metal
Foundation Poured Concrete	Heating Overhead Heater(s),Natural Gas	Inclusions NA
Restrictions Subject To Final Registration	Reports Building Plans	

Now offering a limited opportunity to purchase brand-new industrial condo bays at 14 Griffin Industrial Point. Ideal for owner-users or investors looking to secure space in Cochrane's growing commercial market. Located steps from Greystone and Spray Lakes Centre and surrounded by established businesses, this modern industrial/retail condo development offers excellent access, visibility, and long-term upside in one of Cochrane's most active commercial nodes. Each bay features 1,995 sq. ft. of main-floor space plus a 521 sq. ft. mezzanine, providing flexible options for office, showroom, retail, or light industrial use. Building B is delivering first, with additional bays following shortly thereafter, allowing for flexible possession timelines through spring. Only a limited number of bays are available for purchase, offering a rare chance to own brand-new industrial space at a compelling price point. Separately metered utilities and professional property management ensure efficient, low-maintenance ownership. With limited inventory and strong demand for industrial ownership in Cochrane, this is an opportunity to secure long-term control of your space or add a high-quality asset to your commercial portfolio. Contact us today for availability, possession options, and detailed specifications.

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