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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
 855-623-6900

 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

Transaction Type	Days On Market	Zoning
For Sale	2	I-G
Subdivision	Building Type	Year Built
Industrial	Commercial Mix	2026
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0210633	2516.00	233.74
Lot Size (Sq. Ft.)	Lot Size (Acres)	Footprint (Sq. Ft.)
11	0.00	1995
Parking	Construction Type	Roof
3	Concrete,Metal Frame,Metal Siding	Metal
Foundation	Heating	Inclusions
Poured Concrete	Overhead Heater(s),Natural Gas	NA
Restrictions	Reports	
Subject To Final Registration	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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