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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**  
 (403) 036-1169

 Real Broker  
 855-623-6900

 14 Griffin Industrial Point , Cochrane , Alberta T4C0A2

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