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9, 30 GRIFFIN INDUSTRIAL POINT FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Cochrane, Alberta



Listing ID:
35046


MLS ID:
A2305065

\$499,900



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

 Royal LePage Benchmark
 403-253-1901

 9, 30 Griffin Industrial Point , Cochrane , Alberta T4C 0A2

Transaction Type For Sale	Days On Market 1	Zoning I-G
Subdivision Industrial	Building Type Commercial Mix,Condo Complex,Mixed Use,Warehouse	Year Built 2006
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0712669	Building Area (Sq. Ft.) 1665.00	Building Area (Sq. M.) 154.68
Lot Size (Sq. Ft.) 1199	Lot Size (Acres) 0.03	Footprint (Sq. Ft.) 1124
Electric 200 Amp Service	Heating In Floor,Overhead Heater(s),Natural Gas	Inclusions WALL HANGERS ATTACHED TO THE BACK WALL ON THE MEZZANINE.
Restrictions None Known	Reports Floor Plans	

Looking for shop space? Look no further!... Boasting 200-amp service in the heart of the Griffin Industrial area, this property features 1,124 sq. ft. of main-floor space with in-floor heating and a 3-piece bathroom. The mezzanine offers an additional 541 sq. ft., consisting of two offices with independent electric heaters for comfort and additional open-concept workspace. This bay includes three parking stalls and a 12-foot overhead door. Zoned I-G (General Industrial), this space is ideal for a trade shop, manufacturing business, or industrial operation. Permitted uses under this zoning include animal services, artist studios, automotive service, business support services, government services, industrial support, innovation services, recreational facilities, RV sales and service, and self-storage.

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