

**26 Griffin Industrial Point
Cochrane, Alberta**

MLS # A2254001



\$3,150,000

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|--------------------|--------------|
| Division: | Industrial |
| Type: | Industrial |
| Bus. Type: | Car Wash |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 8,968 sq.ft. |
| Zoning: | I-G |

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|--------------------|-----------------|-----------------------|-----------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 0.63 Acre |
| Sewer: | - | Lot Feat: | Paved |
| Inclusions: | See Supplements | | |

Introducing a rare opportunity to own a purpose-built, high-visibility commercial property designed to serve a wide range of vehicle types — from compact cars to large trucks. Located in the thriving industrial area of Griffin Industrial, this 8,968 sq ft facility offers a turn-key solution for operators in the car/truck wash industry or those seeking a unique income-producing asset. Main Level Highlights: 4 self-serve wash bays, Massive 96-ft Truck & RV Bay (Max Height: 13’6”), Touchless Typhoon drive-through wash bay, Dedicated room for a potential dog wash, Public office, 2 utility rooms, water softener room, and two 2-pc washrooms Mezzanine Level: Private office, 2 storage rooms, Additional 2-pc washroom Modern, clean, and professionally maintained, this facility is equipped with premium components, a brand new Navien Boiler System, and intuitive flow-through access for ease of customer use. The office space is bright and welcoming, while the mezzanine level provides functional work and storage areas. Additional Features: Paved access routes and drive-through lanes, Excellent signage exposure, Plenty of customer and employee parking, Easy access for trucks, trailers, and RVs. This property is ideal for an owner-operator or investor looking to expand or enter the car/truck wash industry with a one-of-a-kind facility — a rarity in today’s market. High-traffic location with quick access to major commuter and transport routes makes this an unbeatable opportunity.