

## 14 Griffin Industrial Point Cochrane, Alberta

**MLS # A2276316**



# \$675,000

**Division:** Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,516 sq.ft.

**Zoning:** I-G

**Heating:** Overhead Heater(s), Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Concrete, Metal Frame, Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.00 Acre

**Lot Feat:** -

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.