



**GRASSROOTS**  
REALTY GROUP

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**12, 60 Griffin Industrial Point  
Cochrane, Alberta**

**MLS # A2224426**



**\$399,000**

**Division:** Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,491 sq.ft.

**Zoning:** M-1

**Heating:** In Floor

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Ask Listing Realtor

A fantastic Owner/User bay that features 18 ft ceiling height in the shop area. office area as well a mezzanine space. This bay has in floor heating, 50 AMP Breaker and a two piece washroom. This unit is an end cap with tons of street parking near by. Three assigned stalls in front of the unit. New epoxy flooring in the shop area as well as in the office area.