



**GRASSROOTS**  
REALTY GROUP

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**5, 30 Griffin Industrial Point  
Cochrane, Alberta**

**MLS # A2274208**



**\$479,000**

**Division:** Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,793 sq.ft.

**Zoning:** I-G

**Heating:** Boiler, In Floor, Overhead Heater(s), Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** Built in dishwasher, bar fridge, microwave, all attached cabinets and attached desks, built in vac and attachments, Central AC

There is 1141 Sq ft of space on the main floor with in floor heat , 3 really nice offices with lots of cabinets and counters and built in desks on the main plus coffee/kitchen area with dishwasher, bar fridge, microwave, cabinets and counter. plus great warehouse space. Epoxy floor, Led lights, Phone and data to multiple locations plus in conduit to pull more if needed. Security cameras, audio in ceiling of offices. Central AC two zones with one for the main floor offices, and one for the rest. Another 651 sq ft on the upper mezzanine with separate office space plus a large general office space area. Central Vac, All electrical plugs 20 amps, 3 parking stalls, This bay would make a great electrician shop/ plumbing shop or other trades, or use for the office spaces Door is 12 ft x 12 ft. Zoned General industrial, this bay could be used for Animal service/ Artist Studio/Automotive Service/Business Support Service/ Government service/ Industrial support services, Innovations Service/Rec facility/ Recreational Vehicle sales and service/ or Self Storage. Space is available for February 01, 2026. Call for more details and to book a viewing.