



**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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: 0.00 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

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.