



GRASSROOTS
REALTY GROUP

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**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.