



GRASSROOTS

REALTY GROUP

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**9, 30 Griffin Industrial Point
Cochrane, Alberta**

MLS # A2305065



\$499,900

Division: Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Blair Block

Bus. Name: -

Size: 1,665 sq.ft.

Zoning: I-G

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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.03 Acre

Sewer: -

Lot Feat: -

Inclusions: WALL HANGERS ATTACHED TO THE BACK WALL ON THE MEZZANINE.

Looking for shop space? Look no further!... Boasting 200-amp service in the heart of the Griffin Industrial area, this property features 1,124 sq. ft. of main-floor space with in-floor heating and a 3-piece bathroom. The mezzanine offers an additional 541 sq. ft., consisting of two offices with independent electric heaters for comfort and additional open-concept workspace. This bay includes three parking stalls and a 12-foot overhead door. Zoned I-G (General Industrial), this space is ideal for a trade shop, manufacturing business, or industrial operation. Permitted uses under this zoning include animal services, artist studios, automotive service, business support services, government services, industrial support, innovation services, recreational facilities, RV sales and service, and self-storage.