

**2, 30 Griffin Industrial Point  
Cochrane, Alberta**

**MLS # A2276191**



**\$2,559 per month**

**Division:** Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,706 sq.ft.

**Zoning:** I-G

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** Infloor heat system

End unit with lots of options. 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. There is 1064 sq ft of space on the main floor with infloor heat. Another 642 sq ft on the upper mezzanine. Would make a great electrician shop/ plumbing shop or other trades. Room for an office in the mezzanine. Door is 8 ft x 12 ft high. Space is available for February 01, 2026. Call for more details and to book a viewing.