

\$3,448,000 - 26 Griffin Industrial Point, Cochrane

MLS® #A2254001

\$3,448,000

0 Bedroom, 0.00 Bathroom, 8,968 sqft

Business on 0.63 Acres

Industrial, Cochrane, Alberta

Introducing a rare opportunity to own a purpose-built, high-visibility commercial property designed to serve a wide range of vehicle types – from compact cars to large trucks. Located in the thriving industrial area of Griffin Industrial, this 8,968 sq ft facility offers a turn-key solution for operators in the car/truck wash industry or those seeking a unique income-producing asset. Main Level Highlights: 4 self-serve wash bays, Massive 96-ft Truck & RV Bay (Max Height: 13'6" (4.1m)), Touchless Typhoon drive-through wash bay, Dedicated room for a potential dog wash, Public office, 2 utility rooms, water softener room, and two 2-pc washrooms. Mezzanine Level: Private office, 2 storage rooms, Additional 2-pc washroom. Modern, clean, and professionally maintained, this facility is equipped with premium components, a brand new Navien Boiler System, and intuitive flow-through access for ease of customer use. The office space is bright and welcoming, while the mezzanine level provides functional work and storage areas. Additional Features: Paved access routes and drive-through lanes, Excellent signage exposure, Plenty of customer and employee parking, Easy access for trucks, trailers, and RVs. This property is ideal for an owner-operator or investor looking to expand or enter the car/truck wash industry with a one-of-a-kind facility – a rarity in today's market. High-traffic location with quick access to major commuter and transport routes makes this an unbeatable opportunity.



(id:6289)

Built in 2019

Essential Information

Listing #	A2254001
Price	\$3,448,000
Bathrooms	0.00
Square Footage	8,968
Acres	0.63
Year Built	2019
Type	Business

Community Information

Address	26 Griffin Industrial Point
Subdivision	Industrial
City	Cochrane
Province	Alberta
Postal Code	T4C0A2

Listing Details

Listing Office Grassroots Realty Group



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