

# \$26 - 2117, 239 Griffin Road E, Cochrane

MLS® #A2196363

**\$26**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial., Cochrane, Alberta

Seize this incredible opportunity to establish your business in a high-exposure retail showroom in the heart of Griffin Business Park, Cochrane. This move-in-ready space offers 1,000± SF of bright, open-concept retail area, perfect for showcasing your products in a professionally finished setting.

## Property Highlights:

Turnkey Showroom – Featuring stylish laminate hardwood flooring, full-height painted walls, and modern lighting that creates an inviting atmosphere.

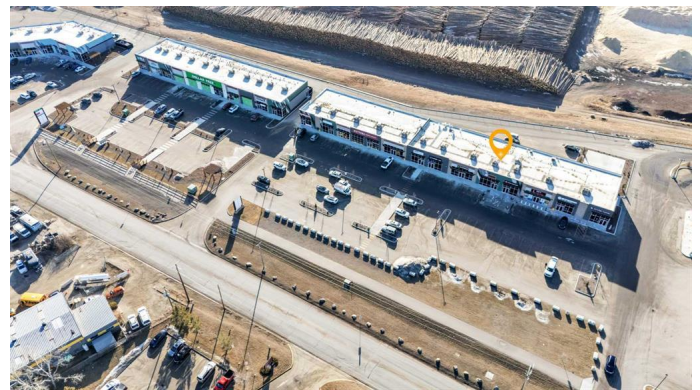
Functional Layout – Includes two finished change rooms, a storage area, and an employee washroom for seamless operations.

Cost-Effective Expansion – Benefit from an attractive lease rate without the expense of Tenant Improvements.

Flexible Lease Terms – Available immediately with a current lease term through December 2028. Extended lease options may be negotiated with the Landlord. Furnishings Available – Display furniture and racking can be purchased separately for a turnkey setup.

Whether you're expanding, relocating, or launching a new venture, this space provides the perfect foundation for your success.

Book a Tour Today!



Built in 2023

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2196363   |
| Price      | \$26       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2117, 239 Griffin Road E |
| Subdivision | Industrial.              |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 2B9                  |

Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | City Lot, Landscaped, Level, Paved |
|-----------------|------------------------------------|

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 81                  |

Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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