

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

MLS® #A2254001

\$3,448,000

0 Bedroom, 0.00 Bathroom,
Commercial 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"), 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 â€” a rarity in todayâ€™s market.

High-traffic location with quick access to major commuter and transport routes makes this an unbeatable opportunity.

Built in 2019

Essential Information

MLS® #	A2254001
Price	\$3,448,000
Bathrooms	0.00
Acres	0.63
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	26 Griffin Industrial Point
Subdivision	Industrial.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A2

Exterior

Lot Description	Paved
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Additional Information

Date Listed	September 3rd, 2025
Days on Market	35
Zoning	I-G

Listing Details

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