

\$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
-----------------	-------

Additional Information

Date Listed	September 3rd, 2025
Days on Market	74
Zoning	I-G

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.