

# \$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 | 68                  |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.