# **\$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 â€" Includes two finished change rooms, a storage area, and an employee washroom for seamless operations. Cost-Effective Expansion â€" Benefit from an attractive lease rate without the expense of Tenant Improvements.

Flexible Lease Terms â€" Available immediately with a current lease term through December 2028. Extended lease options may be negotiated with the Landlord. Furnishings Available â€" 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!







## **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 88

## **Listing Details**

Listing Office Paramount Real Estate Corporation

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