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16 COMMERCIAL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Rural Rocky View County, Alberta



Listing ID:
29901


MLS ID:
A2204355

\$15



 **JUN XIAO**
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 Greater Property Group
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 16 Commercial Drive , Rural Rocky View County , Alberta T3Z 2A7

Transaction Type For Lease	Title Fee Simple	Days On Market 102
Lease Amount 15.00	Lease Frequency Annually	Zoning B-REG
Subdivision Springbank	Nearest Town Calgary	Building Type Commercial Mix
Year Built 2002	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9612362	Building Area (Sq. Ft.) 21600.00
Building Area (Sq. M.) 2006.69	Inclusions n/a	Restrictions None Known
Reports Floor Plans,Site Plans		

Located in Rocky View County, this 21,600 SF standalone commercial property offers a versatile mix of warehouse, office, and educational space, making it ideal for logistics, manufacturing, e-commerce, professional services, and training/educational institutions. With multiple leasing configurations, and excellent access to Stoney Trail & Highway 1, this property is a perfect fit for businesses and organizations looking for convenience, functionality, and expansion potential. Key Features: *Warehouse (10,168 SF) with high ceilings & 1 loading dock access *Office spaces up to 10,182 SF, plus a 1,250 SF standalone unit * Suitable for education/training centers, office-based businesses & light industrial users * Triple Net Lease (NNN) – Additional rent includes TMI & shared utilities * Ample parking & prime location near major transport routes * Flexible leasing options – lease the full space or divide into up to 3 tenancies

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