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2, 110 COMMERCIAL DRIVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Rural Rocky View County, Alberta

Listing ID:
32740

MLS ID:
A2267658

\$3,500



 **DAN STANTE**
 (403) 289-3435

 Real Broker
 855-623-6900

 2, 110 Commercial Drive , Rural Rocky View County , Alberta T3Z 2A7

Transaction Type For Lease	Title Fee Simple	Days On Market 128
Lease Amount 3500.00	Lease Frequency Monthly	Zoning B-REG
Subdivision NONE	Nearest Town Calgary	Building Type Condo Complex,Mixed Use,See Remarks
Year Built 2019	Structure Type Industrial	Property Type Commercial
Property Sub Type Retail	Legal Plan 1810211	Building Area (Sq. Ft.) 3000.00
Building Area (Sq. M.) 278.71	Lot Size (Sq. Ft.) 3049	Lot Size (Acres) 0.07
Roof Asphalt/Gravel	Cooling Central Air	Heating Forced Air,Natural Gas,Space Heater
Inclusions N/A	Restrictions Landlord Approval	Reports None

Exceptional space-share leasing opportunity in Springbank — purpose-built for instructors and organizations specializing in martial arts, yoga, boot camps, and weight training. This rare 30x100 bay allows a 3,000 sq ft open-layout facility featuring a premium 1,500 sq ft high-density foam mat area for martial arts classes and group movement, as well as a 750 sq ft rubber-floored fitness zone ideally suited to boot camps and weight training. High ceilings throughout, creating an inspiring atmosphere for energetic group activities and mindful yoga practices. Assembly occupancy approval from Rocky View County enables you to host sizeable classes and group events, maximizing your opportunity for business growth. Boost your brand visibility with available window and fascia signage. This space is perfect for independent instructors, small group programs, and organizations looking for flexible, part-time access in a professionally maintained facility. This simple gross lease offering at \$3500 includes basic rent, condo fees, property taxes & utilities. Call today!

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