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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



BAN STANTE

2 (403) 289-3435

■ Real Broker

855-623-6900

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

Transaction Type

For Lease

Title

3500.00

Fee Simple

Lease Amount

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

N/A

Asphalt/Gravel

Cooling

Central Air

Heating

Forced Air, Natural Gas, Space Heater

Inclusions

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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