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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	Title	Days On Market
For Lease	Fee Simple	65
Lease Amount	Lease Frequency	Zoning
3500.00	Monthly	B-REG
Subdivision	Nearest Town	Building Type
NONE	Calgary	Condo Complex,Mixed Use,See Remarks
Year Built	Structure Type	Property Type
2019	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	1810211	3000.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
278.71	3049	0.07
Roof	Cooling	Heating
Asphalt/Gravel	Central Air	Forced Air,Natural Gas,Space Heater
Inclusions	Restrictions	Reports
N/A	Landlord Approval	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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