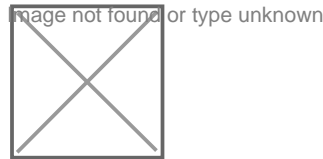


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2, 110 COMMERCIAL DRIVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Rural Rocky View County, Alberta

Listing ID: 34429

MLS ID: A2293071

\$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 1
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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