

100 Commercial Drive
Rural Rocky View County, Alberta

MLS # A2192469



\$2,495,000

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|--------------------|----------------------------|
| Division: | Springbank |
| Type: | Office |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 7,485 sq.ft. |
| Zoning: | B-REG (Business, Regional) |

| | | | |
|--------------------|-------------------------|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | Contact Seller Directly | | |

Click brochure link for more details** Rare commercial ownership position on the West side of Calgary. Low site coverage, providing a large site for additional development. 1,200 SF utility building provides great space for secure storage, or can maintain current tenant in place leasing for \$1,500/month. Large landscaped property with beautiful brick building construction. Mountain views. Lower level storage/bonus space. Great access to Highway 1 and the Ring Road. Approximately 1 hour to Canmore and Banff. This property is also available for lease at \$20/sqft.