



GRASSROOTS
REALTY GROUP

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**100 Commercial Drive
Rural Rocky View County, Alberta**

MLS # A2192469



\$2,495,000

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.