



GRASSROOTS
REALTY GROUP

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16 Commercial Drive
Rural Rocky View County, Alberta

MLS # A2204355



\$15 per sq.ft.

Division: Springbank

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 21,600 sq.ft.

Zoning: B-REG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Located in Rocky View County, this 21,600 SF standalone commercial property offers a versatile mix of warehouse, office, and educational space, making it ideal for logistics, manufacturing, e-commerce, professional services, and training/educational institutions. With multiple leasing configurations, and excellent access to Stoney Trail & Highway 1, this property is a perfect fit for businesses and organizations looking for convenience, functionality, and expansion potential. Key Features: *Warehouse (10,168 SF) with high ceilings & 1 loading dock access *Office spaces up to 10,182 SF, plus a 1,250 SF standalone unit * Suitable for education/training centers, office-based businesses & light industrial users * Triple Net Lease (NNN) & Additional rent includes TMI & shared utilities * Ample parking & prime location near major transport routes * Flexible leasing options & lease the full space or divide into up to 3 tenancies