

# \$15 - 16 Commercial Drive, Rural Rocky View County

MLS® #A2204355

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Springbank, Rural Rocky View County, Alberta

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

Built in 2002

## Essential Information

MLS® #	A2204355
Price	\$15
Bathrooms	0.00



Acres	0.00
Year Built	2002
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	16 Commercial Drive
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2A7

### Additional Information

Date Listed	March 20th, 2025
Days on Market	55
Zoning	B-REG

### Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.