

# \$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.

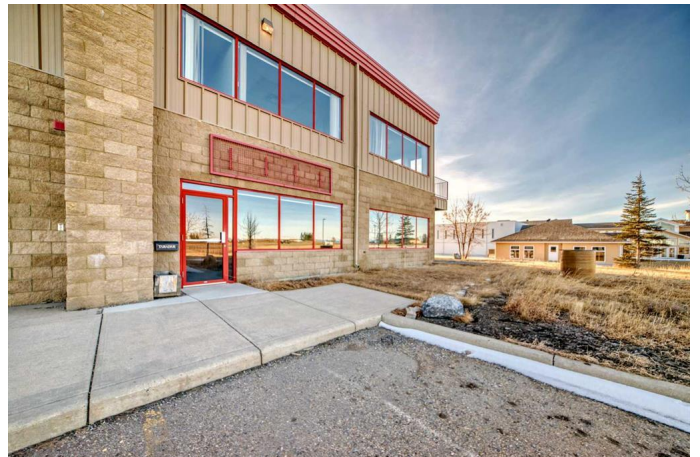
## Key Features:

- \*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	87
Zoning	B-REG

### Listing Details

Listing Office	Greater Property Group
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