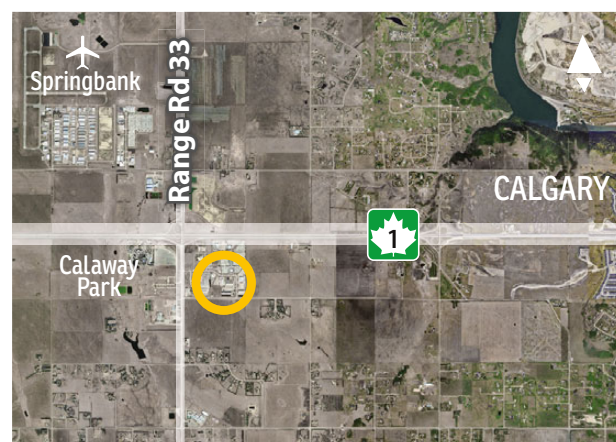




INDUSTRIAL / FLEX CONDOS FOR SALE

120 Commercial Drive
Springbank Commercial Court

Starting from **2,866 sf**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Darren Abrahamson, SR. ASSOCIATE, INDUSTRIAL SALES & LEASING

d: **403-294-7156**

c: **403-813-7758**

dabrahamson@barclaystreet.com



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023

- » Located west of Calgary, south of proposed Bingham Crossing
- » Ample parking and lots of windows for natural light.
- » No business tax in Rocky View County



PROPERTY INFORMATION

DISTRICT: Springbank, Rocky View County

ZONING: B-REG (Business, Regional Campus District)

TOTAL BUILDING AREA: 55,251 sq. ft.

AVAILABLE UNITS: Starting at 2,866 sq. ft.

AVAILABILITY: Available immediately for fixturing.

OFFICE BUILDOUT:

- » Potential for up to 100% buildout on main floor (subject to municipal approval)
- » Each unit includes concrete mezzanine (40% of main floor)

CEILING HEIGHT: 25'

LOADING : 1 (14' x 12') drive-in (per unit)

POWER: 200A, 110/208V, 3 phase (per unit)

HEATING: 1 gas fired overhead heater in warehouse (per unit)

HVAC: 1 (3 ton) rooftop unit in office area (per unit)

PARKING: Ample common stalls in front plus assigned stalls in rear

COMMENTS:

- » Live-work unit possible under zoning
- » Complete fire suppression system
- » Plumbing rough-in
- » 1 inch water and gas supply
- » Ample parking and lots of windows for natural light

FINANCIAL INFORMATION

CONDO FEES: \$418.78 per mo (est.)

PRICE: \$245 per sq. ft.

PERMITTED USES

- Accessory Building $\leq 190 \text{ m}^2$
- Agricultural (Intensive)
- Animal Health (Small Animal)
- Care Facility (Child)
- Care Facility (Clinic)
- Recreation (Culture & Tourism)
- Recreation (Private)
- Recreation (Public)
- Communications Facility (Type A)
- Communications Facility (Type B)

PERMITTED USES IN AN EXISTING APPROVED BUILDING

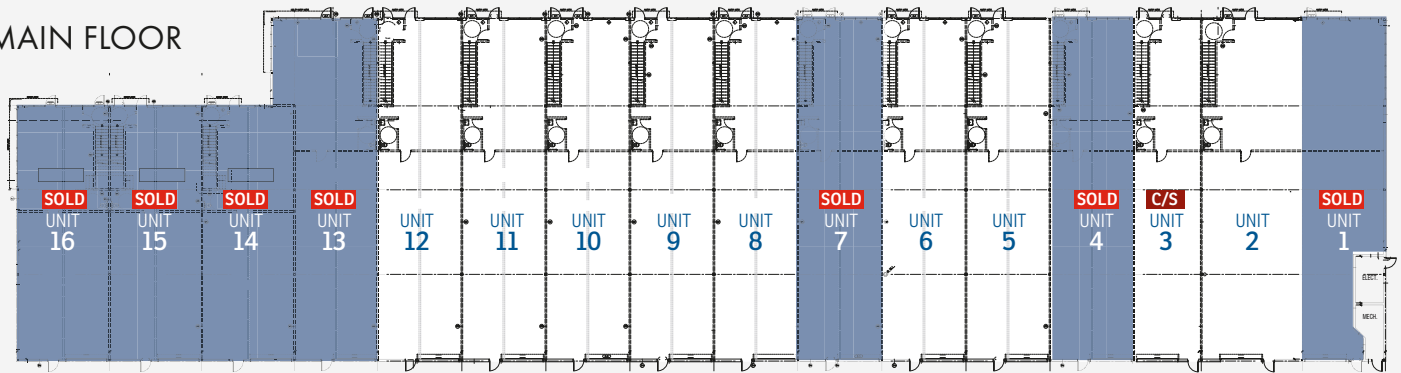
- Establishment (Eating)
- Retail (Small)
- Retail (Garden Centre)
- Retail (Grocery)
- Office
- Industrial (Light)

DISCRETIONARY USES

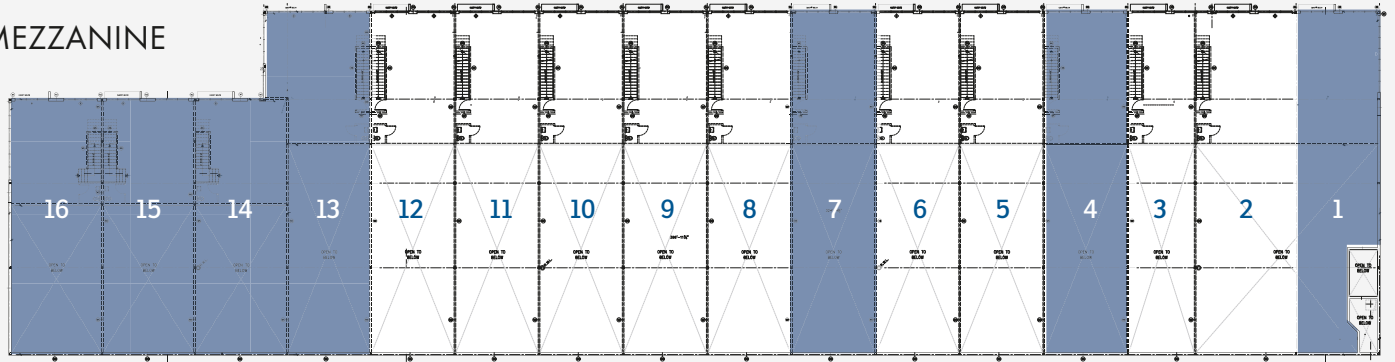
- Accessory Building $> 190 \text{ m}^2$
- Agricultural (Processing)
- Alcohol Production
- Animal Health (Inclusive)
- Automotive Services (Minor)
- Automotive Services (Major)
- Cannabis Retail Store
- Car Wash
- Cemetery and Funeral Services
- Conference Centre
- Dwelling, Accessory to Principal Use
- Establishment (Drinking)
- Establishment (Entertainment)
- Farmers Market
- Film Production
- Hotel/Model
- Industrial (Medium)
- Kennel
- Outdoor Storage
- Recreation (Outdoor)
- Recycling/Compost Facility
- Religious Assembly
- Retail (Restricted)
- Retail (Shopping Centre)
- Special Function Business
- Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the option of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

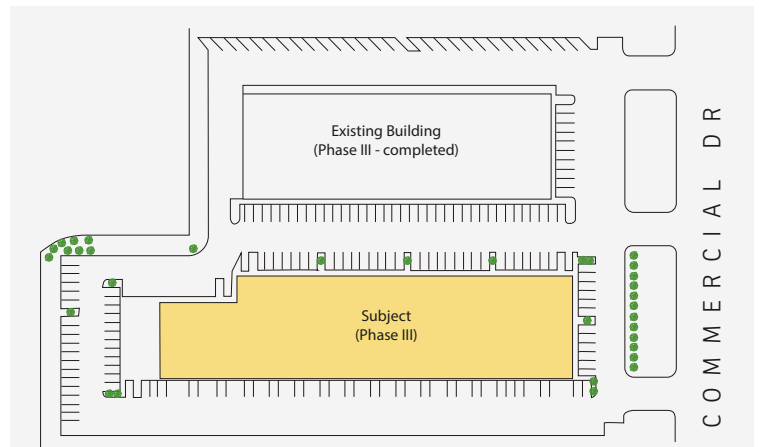
MAIN FLOOR

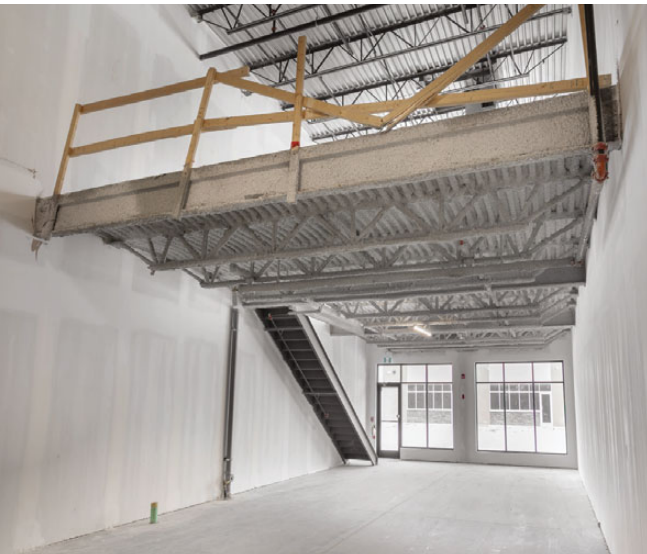


MEZZANINE



#	MAIN FLOOR	MEZZANINE	TOTAL AREA	ASKING PRICE	PRICE PER SF
1	2,323 sq. ft.	929 sq. ft.	3,252 sq. ft.	Sold	
2	3,030 sq. ft.	1,212 sq. ft.	4,242 sq. ft.	\$1,039,290	\$245
3	2,047 sq. ft.	819 sq. ft.	2,866 sq. ft.	\$702,170 C/S	\$245
4	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
5	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
6	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
7	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
8	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
9	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
10	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
11	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
12	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$877,345	\$245
13	2,728 sq. ft.	1,091 sq. ft.	3,819 sq. ft.	Sold	
14	2,099 sq. ft.	840 sq. ft.	2,939 sq. ft.	Sold	
15	2,099 sq. ft.	840 sq. ft.	2,939 sq. ft.	Sold	
16	2,118 sq. ft.	847 sq. ft.	2,965 sq. ft.	Sold	





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LOCAL EXPERTISE MATTERS

