

**ONLY  
1 UNIT  
LEFT**

**3,581 sf**  
Units 10

## INDUSTRIAL / FLEX CONDOS FOR SALE

**120 Commercial Drive  
Springbank Commercial Court**



**1 (14'x12')  
drive-in  
per unit**



**200A;  
110/208V  
power**



**25'  
Ceiling  
height**



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**TCN**  
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403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5  
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- » 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.
- » Storage cages may be available for sale or rent.



## PROPERTY INFORMATION

**DISTRICT:** Springbank, Rocky View County

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

**TOTAL BUILDING AREA:** 55,251 sq. ft.

**AVAILABLE UNITS:**

Unit 10 (shell condition, ready for fixturing) – 3,581 sq. ft.

**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
- » Storage cages may be available for sale or rent, subject to availability.

## FINANCIAL INFORMATION

**CONDO FEES:** \$633.91 + GST per mo (est.)

**PRICE:** \$292 per sq. ft. (\$1,045,000 per 3,581 sq. ft. unit)

## PERMITTED USES

- Accessory Building ≤ 190 m<sup>2</sup>
- 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

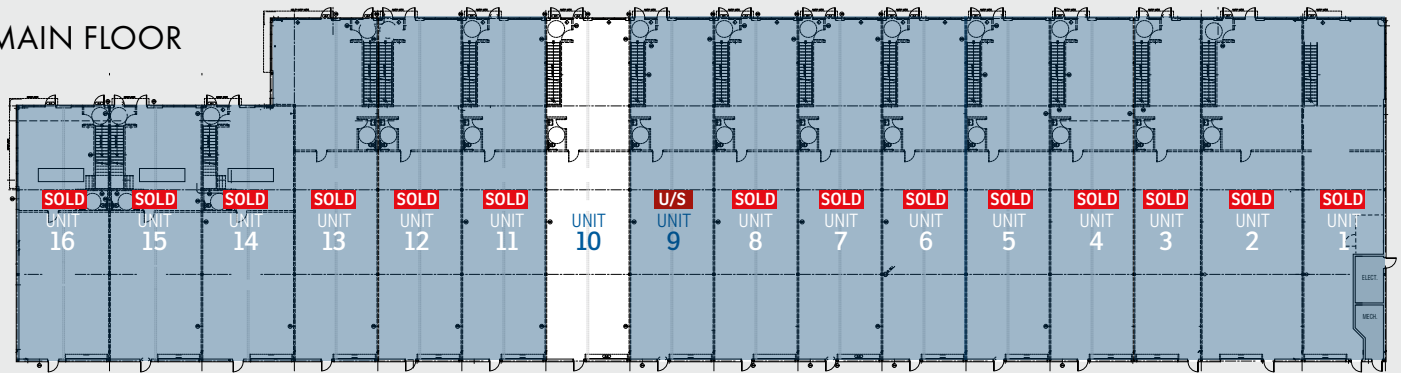
- Establishment (Eating)
- Retail (Small)
- Retail (Garden Centre)
- Retail (Grocery)
- Office
- Industrial (Light)

## DISCRETIONARY USES

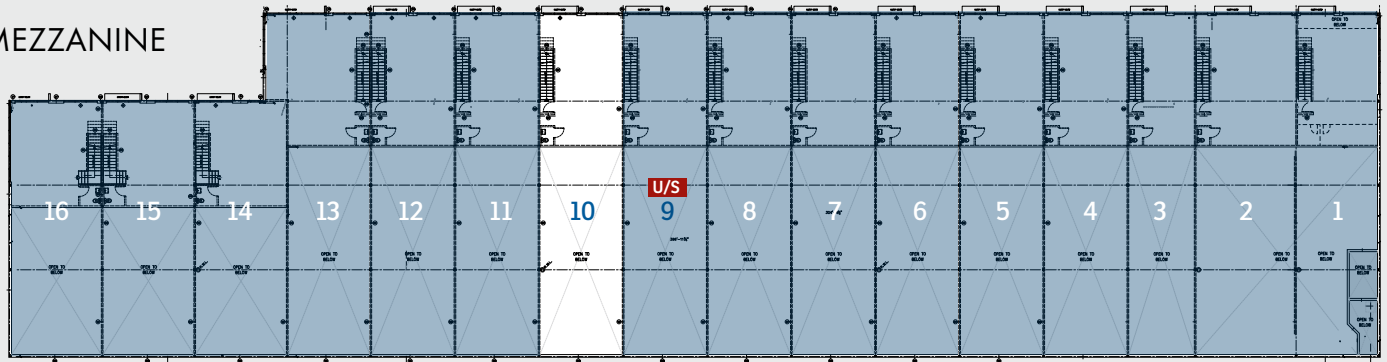
- Accessory Building > 190 m<sup>2</sup>
- Agricultural (Processing)
- Alcohol Production
- Animal Health (Inclusive)
- Automotive Services (Minor)
- Automotive Services (Major)
- Cannabis Retail Store
- Car Wash
- Cemetery and Funeral Services
- Conference Centre
- Dwelling, Accessory to Principal Use
- 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.*

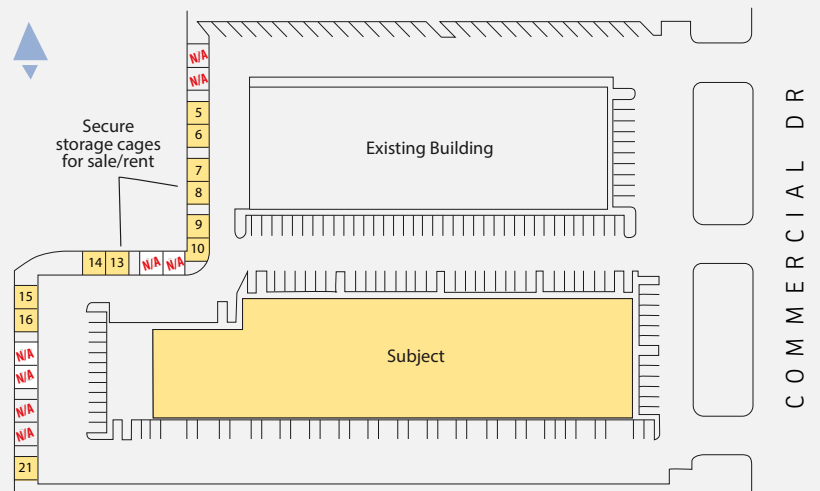
## MAIN FLOOR



## MEZZANINE



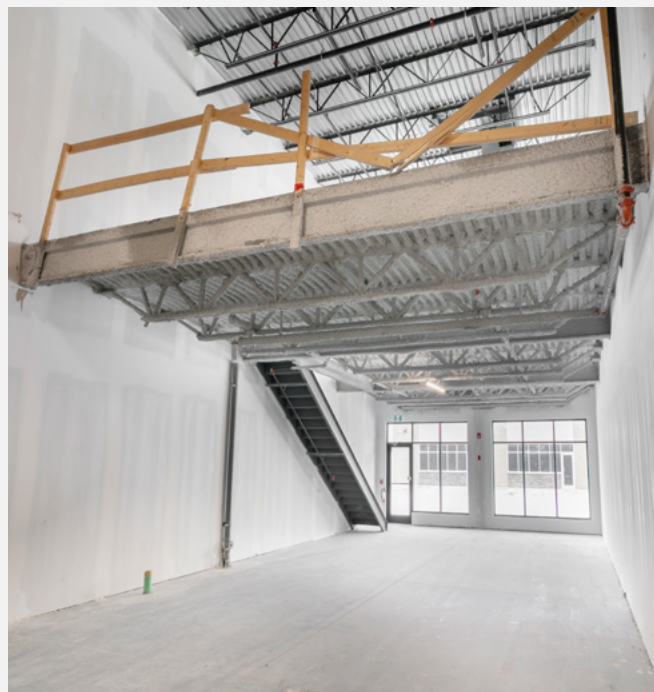
#	MAIN FLOOR	MEZZANINE	TOTAL AREA	ASKING PRICE	PRICE PER SF
1	2,323 sq. ft.	929 sq. ft.	3,252 sq. ft.	Sold	
2	3,030 sq. ft.	1,212 sq. ft.	4,242 sq. ft.	Sold	
3	2,047 sq. ft.	819 sq. ft.	2,866 sq. ft.	Sold	
4	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
5	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
6	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
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.	Sold	
9	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Unconditionally Sold	
10	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	\$1,045,000	\$292
11	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
12	2,558 sq. ft.	1,023 sq. ft.	3,581 sq. ft.	Sold	
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	





## UNIT 10

- » Shell condition.
- » Ready for fixturing.



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