

For Sale

Parks End

Springbank Business Park

Phase II

~~10~~
12 Units - 2,500 SF each



110 Commercial Drive

Rocky View County, AB

Property Features

- Commercial Park on the Trans Canada Highway just west of Calgary
- In close proximity to Springbank Airport.
- Across the highway to Bingham Crossing
- Minutes to the new Harmony Project
- Directly East of Calaway Park. Range Road 33
- Within minutes from Downtown Calgary
- 12 units - 2,500 SF each (25' x 100')
- Ample double row parking
- Ample 24ft internal height to accommodate two floors
- Full office and mezzanine build out to clients specifications available by on site project management team
- Clean and Functional Warehouse
- Available for occupancy Winter 2016
- Vendor financing options available

CONTACT AGENTS
FOR MORE INFORMATION

Jamie Coulter

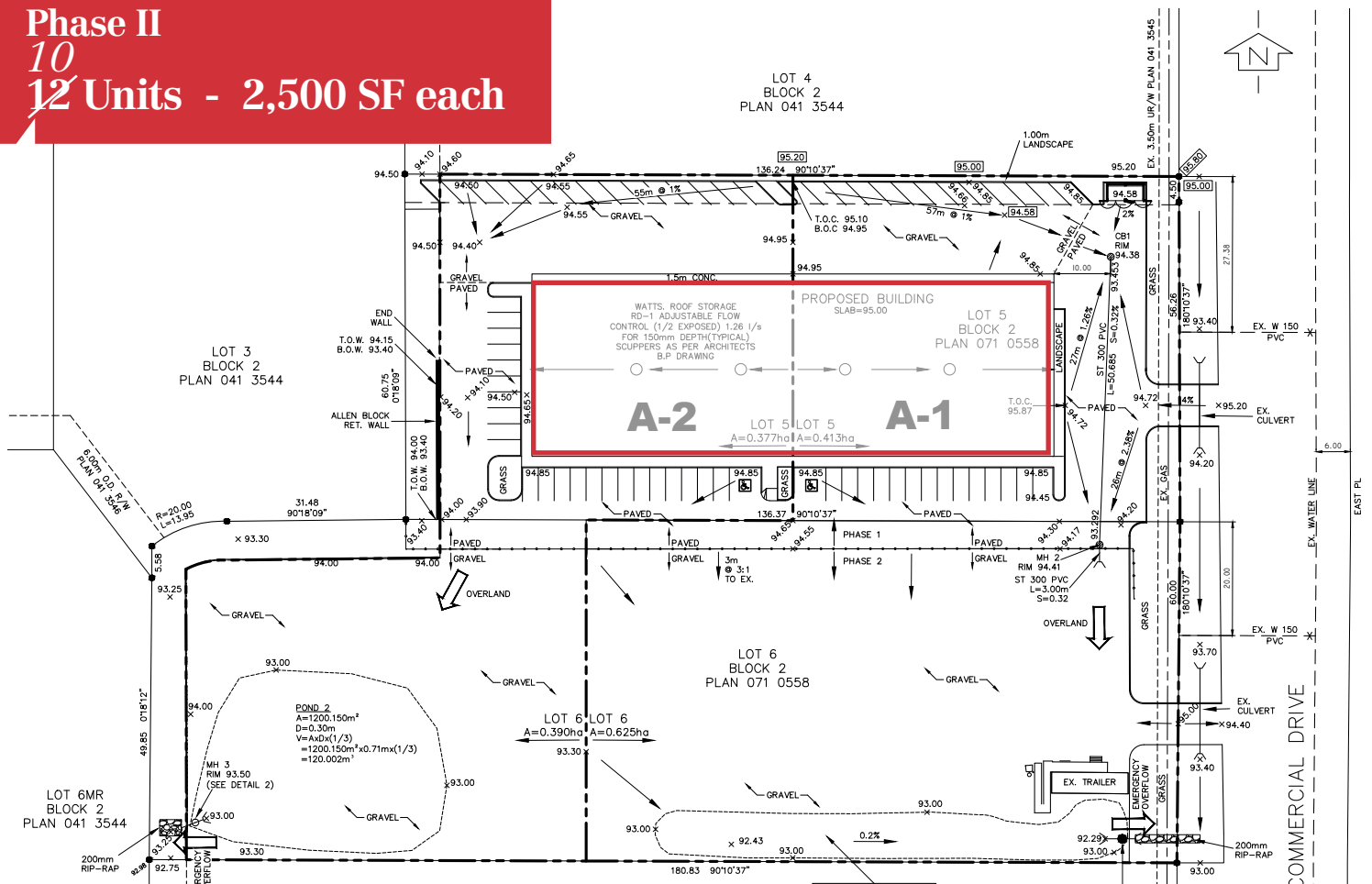
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Property Details

Unit Size	2,500 SF
Unit Dimensions	25' x 100'
Ceiling Height	24' Clear
Loading	1 Drive-In Door per unit (12'x14')
Power	100 Amps, 120/208 Volt 3 Phase
Price	\$595,000 per unit
Condo Fees	TBD
Heating	HVAC in front office and GFUH in Warehouse
Zoning	Commercial-Springbank Court District (C-SC)
District	Springbank Commercial Park

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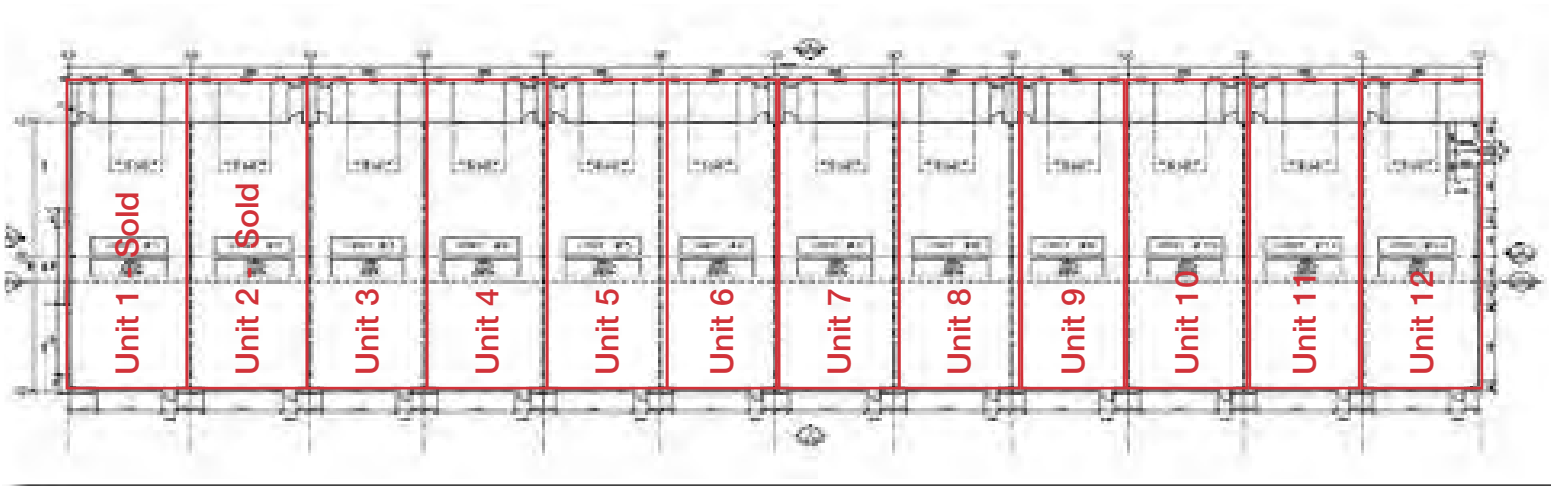
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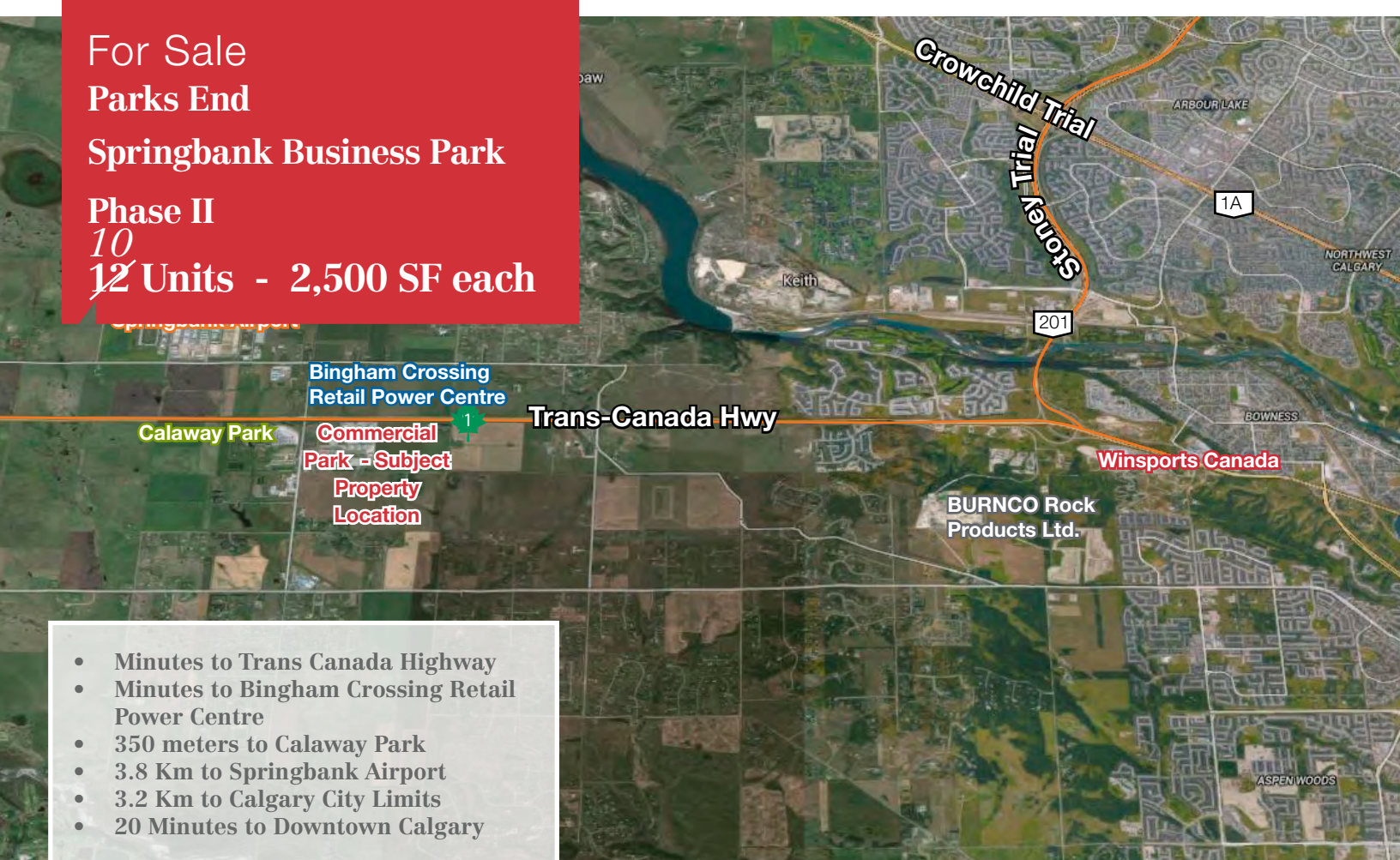
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Bingham Crossing
Retail Power Centre

Calaway Park

Commercial
Park - Subject
Property
Location

Trans-Canada Hwy

Winsports Canada

BURNCO Rock
Products Ltd.

ASPEN WOODS

- Minutes to Trans Canada Highway
- Minutes to Bingham Crossing Retail Power Centre
- 350 meters to Calaway Park
- 3.8 Km to Springbank Airport
- 3.2 Km to Calgary City Limits
- 20 Minutes to Downtown Calgary

Permitted Uses C-SC Zoning

- Agricultural Processing, Major
- Agricultural Processing, Minor
- Agricultural Support Services
- Animal Health Care Service (Small Animal)
- Arts and Cultural Centre
- Athletic and Recreation Services
- Child Care Facility
- Commercial Communications Facilities (Types A, B)
- Commercial Recreation Facilities
- Contractor Limited
- General Store
- Government Services
- Grocery Store, Local
- Health Care Services
- Horticultural Development
- Market Garden
- Museum
- Offices
- Outdoor Cafe
- Personal Service Business
- Private Clubs and organizations
- Public Building
- Public Park
- Restaurant
- Retail Food Store
- Retail Store, Local
- Signs
- Specialty Food Store
- Warehouse
- Warehouse Store

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NAI Advent

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Discretionary Uses C-SC Zoning

- Accessory building
- Accessory Use
- Animal Health Care Service, Inclusive
- Automotive Services
- Car Wash
- Conference Center
- Dealership/Rental Agency, Automotive
- Dealership/Rental Agency, Implement and Equipment
- Dealership/Rental Agency, Recreational Vehicle
- Drinking establishment
- Dwelling, Accessory to principal use for security purposes
- Farmers Market
- Hotel
- Indoor Participant Recreation Services
- Kennel
- Light Manufacturing
- Liquor Sales
- Ministorage
- Motel
- Outdoor Participant Recreation Services
- Outdoor Storage, Recreational Vehicle
- Public Market
- Recycling Collection Point
- Religious Assembly
- Retail Garden Center
- Service Station
- Shopping Center, Local
- Storage Area
- Tourism Uses / Facilities, Agricultural
- Tourism Uses / Facilities, General
- Tourism Uses / Facilities, Recreational
- Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this District

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