

INDUSTRIAL CONDOS FOR SALE

120 Commercial Drive

Springbank Commercial Court, AB



PHASE III UNDER CONSTRUCTION

ONE UNIT REMAINING IN PHASE II



CUSHMAN &
WAKEFIELD

PROSPECT CANADA INC.

PROPERTY FEATURES

Small bay industrial condominium units in Phase III of Springbank Commercial Court.

District:	Springbank, Rocky View County
Total Building Area:	55,251 SF
Available Units:	Unit sizes from 2,866 SF up to 3,581 SF
Office Buildout:	Up to 40% buildout on main floor Each unit includes concrete mezzanine
Ceiling Height:	25'
Loading Doors (Per Unit) :	1 (14' x 12') drive-in
Power (Per Unit):	200A, 110/208V, 3 phase
Heating (Per Unit):	1 gas fired overhead heater in warehouse
HVAC (Per Unit):	1 (3 ton) rooftop unit in office area
Parking:	Ample common stalls in front plus assigned stalls in rear
Zoning:	C-CS (Springbank Commercial Court)
Condo Fees (2021 est.):	\$418.78 per month
Available:	Under construction
Comments:	<ul style="list-style-type: none">• 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

NO BUSINESS TAX IN ROCKY VIEW COUNTY

AERIAL VIEW



PRICING TABLE

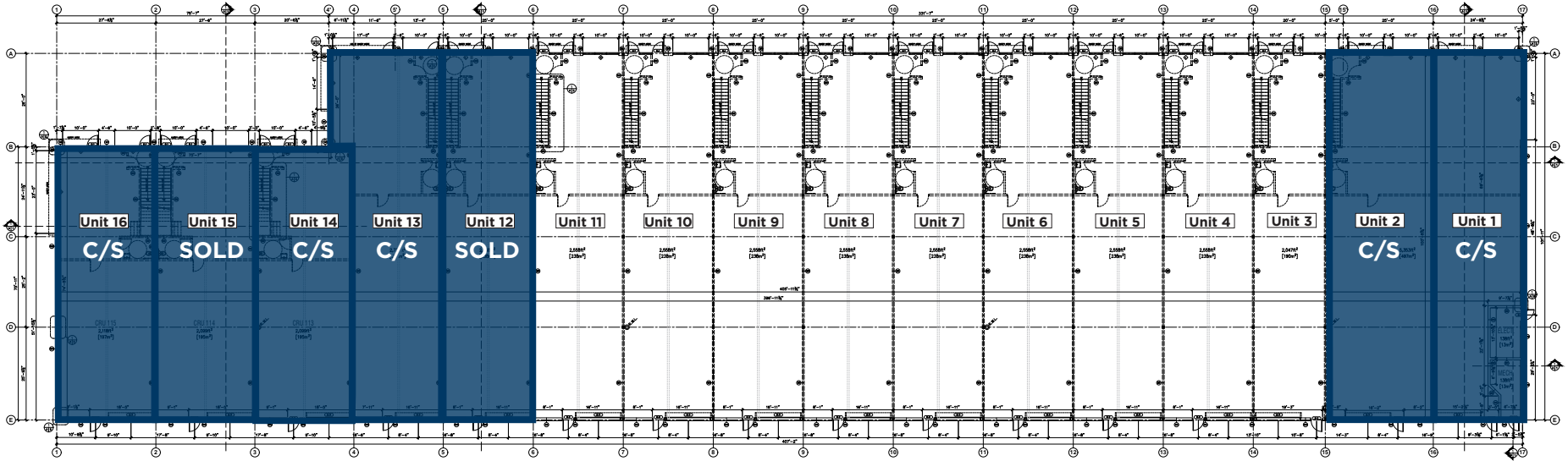
PHASE III: 120 Commercial Drive (Under Construction)

UNIT #	UNIT FOOTPRINT	2 ND FLOOR OFFICE	TOTAL AREA	ASKING PRICE	PRICE PER SF
1	2,323 SF	929 SF	3,252 SF	Conditionally Sold	
2	3,030 SF	1,212 SF	4,242 SF	Conditionally Sold	
3	2,047 SF	819 SF	2,866 SF	\$639,118	\$223
4	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
5	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
6	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
7	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
8	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
9	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
10	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
11	2,558 SF	1,023 SF	3,581 SF	\$798,563	\$223
12	2,558 SF	1,023 SF	3,581 SF	Sold	
13	2,728 SF	1,091 SF	3,819 SF	Conditionally Sold	
14	2,099 SF	840 SF	2,939 SF	Conditionally Sold	
15	2,099 SF	840 SF	2,939 SF	Sold	
16	2,118 SF	847 SF	2,965 SF	Conditionally Sold	

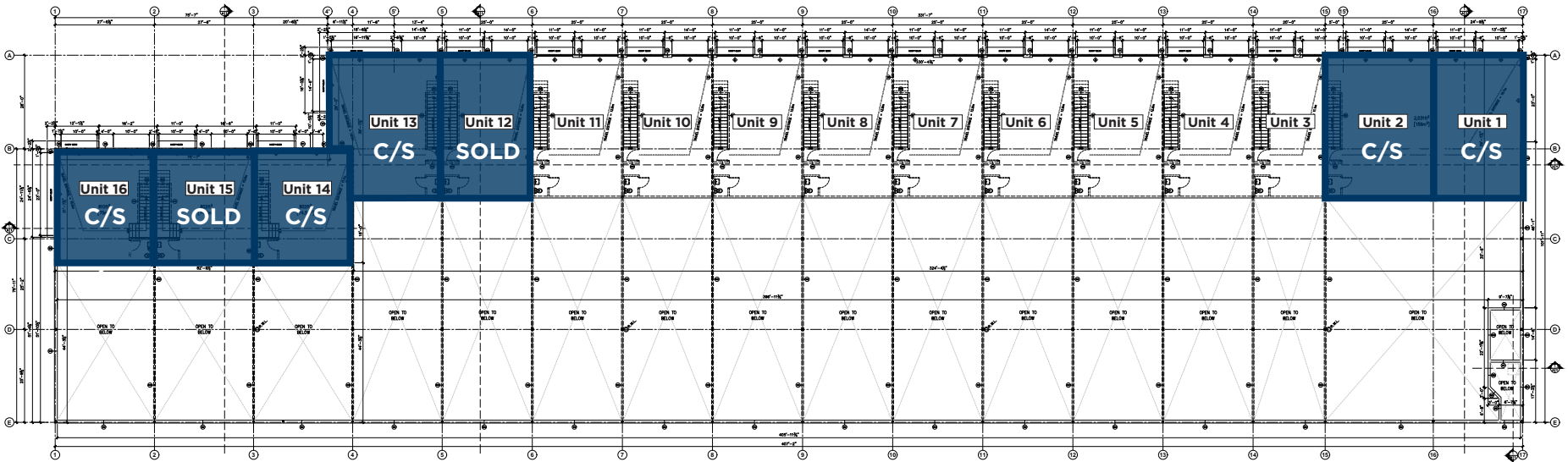
PHASE II: 110 Commercial Drive

UNIT #	OFFICE	WAREHOUSE	TOTAL AREA	ASKING PRICE	PRICE PER SF
10	2,500 SF	1,250 SF	3,750 SF	\$935,000	\$249

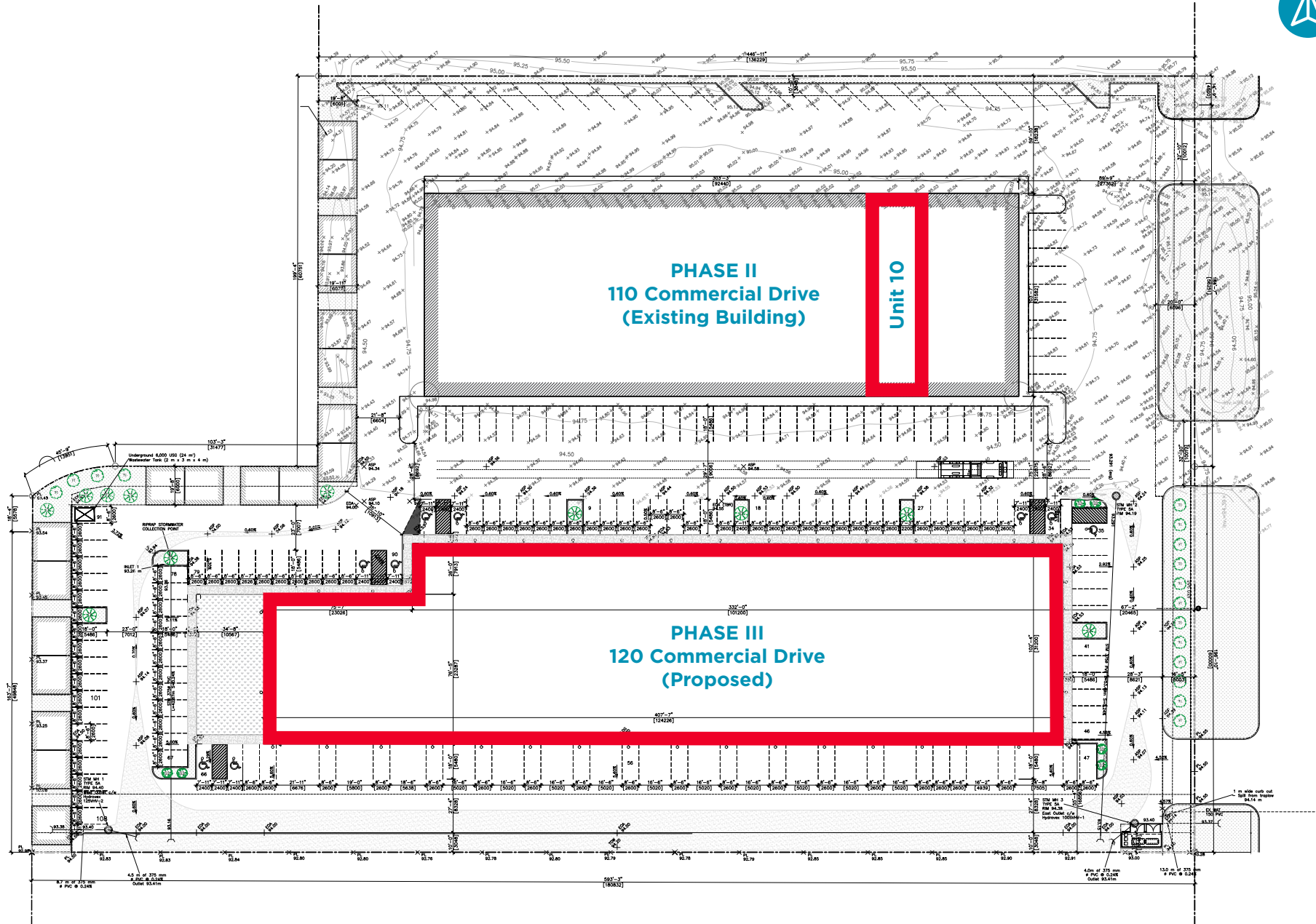
Main Floor



Second Floor



SITE PLAN



ZONING

Zoning - C-SC (Commercial Springbank District)

Permitted Uses

- Agricultural Processing, Major
- Agricultural Processing Minor
- Agricultural Support Services
- Animal Health Care Services (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 Café
- Personal Service Business
- Private Clubs and Organizations
- Public Building
- Public Park
- Restaurant
- Retail Food Store
- Warehouse
- Warehouse Store

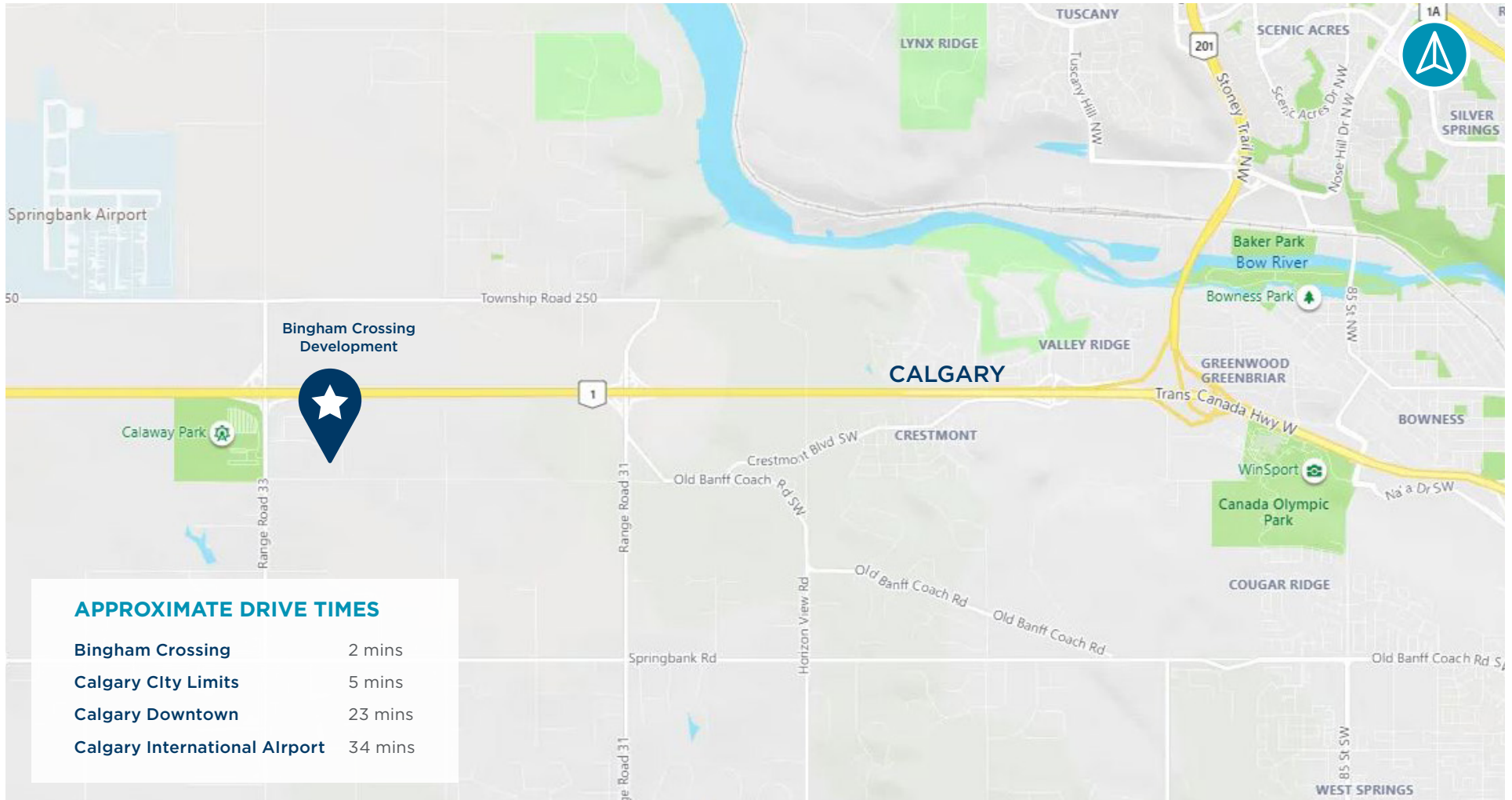
Discretionary Uses

- Accessory building
- Accessory Use
- Animal Health Care Service, Inclusive
- Automotive Services
- Car Wash
- Conference Centre
- 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, Recreation Vehicle
- Public Market
- Recycling Collect Point
- Religious Assembly
- Retail Garden Centre
- Service Station
- Shopping Centre, Local



Conceptual Renderings

LOCATION MAP



Located west of Calgary off the Trans Canada Highway, directly east of Calaway Park and south of the proposed Bingham Crossing.

5 MINUTES TO CALGARY CITY LIMITS



PROSPECT CANADA INC.

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