

FOR SALE

# 141 COMMERCIAL DRIVE

## BAY 5

SPRINGBANK, ALBERTA



OFFICE & WAREHOUSE SPACE AVAILABLE

**Darcy Whalen**  
Broker  
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# Bay 5, 141 Commercial Drive

Bay 5

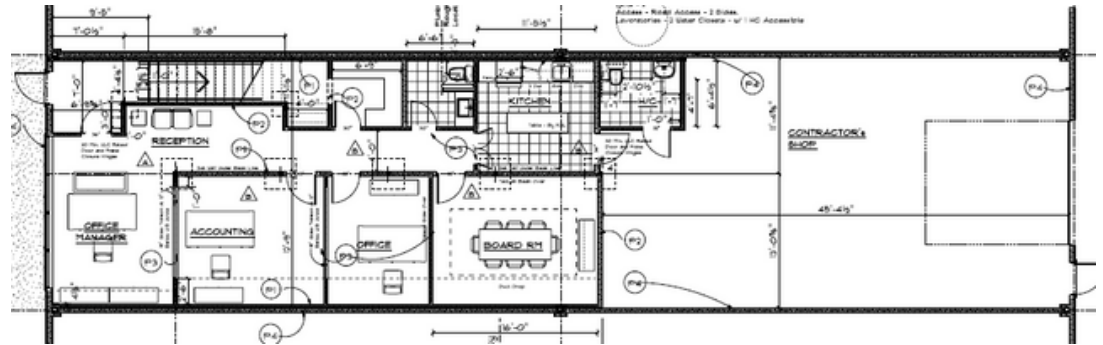
**Total Area:** 3,875 sf  
**Main Floor Office:** 1,375 sf  
**Second Floor Office:** 825 sf  
**Warehouse Area:** 1,125 sf  
**Mezzanine Area:** 550 sf

Available	Negotiable
Purchase Price	Contact Agent
Property Taxes	TBC
Condo Fees	TBC
Zoning	C-SC - Springbank Commercial

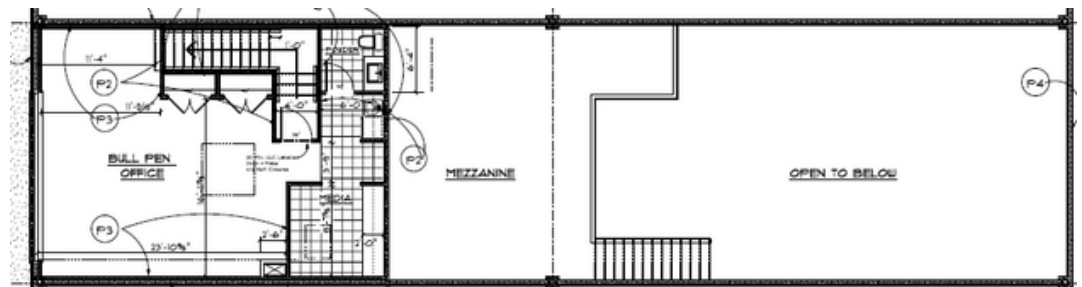
## Property Highlights

- High quality office and warehouse space.
- Double-row parking plus rear parking.
- Electronic bay door opener.
- Outside storage available.
- Unobstructed mountain views.
- Includes two washrooms and a kitchenette.
- Conventional steel and concrete construction.
- 600 sf fenced storage compound

MAIN FLOOR



SECOND FLOOR



# Bay 5, 141 Commercial Drive Rocky View, AB

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FOR MORE INFORMATION, CONTACT:



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