

**2, 110 Commercial Drive  
Rural Rocky View County, Alberta**

**MLS # A2267658**



**\$3,500 per month**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** B-REG

**Heating:** Forced Air, Natural Gas, Space Heater

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.07 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptional space-share leasing opportunity in Springbank — purpose-built for instructors and organizations specializing in martial arts, yoga, boot camps, and weight training. This rare 30x100 bay allows a 3,000 sq ft open-layout facility featuring a premium 1,500 sq ft high-density foam mat area for martial arts classes and group movement, as well as a 750 sq ft rubber-floored fitness zone ideally suited to boot camps and weight training. High ceilings throughout, creating an inspiring atmosphere for energetic group activities and mindful yoga practices. Assembly occupancy approval from Rocky View County enables you to host sizeable classes and group events, maximizing your opportunity for business growth. Boost your brand visibility with available window and fascia signage. This space is perfect for independent instructors, small group programs, and organizations looking for flexible, part-time access in a professionally maintained facility. This simple gross lease offering at \$3500 includes basic rent, condo fees, property taxes & utilities. Call today!