

For Lease

91 Commercial Court | Rocky View County, AB

Will Consider Subdividing & Selling



Demographics (within 10 km)



NEIGHBORHOOD
Rocky View
County



POPULATION
82,130



MEDIAN AGE
41



HOUSEHOLD INCOME
\$222,356

Building Details



PARKING
Ample

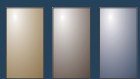


YEAR BUILT
N/A



TRAFFIC COUNT

29,170 VPD | Hwy 1 & Range Rd 33 W
34,780 VPD | Hwy 1 & Old Banff Coach W



Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

Build to Suit / Land Lease

Property Details

Size Available: 1.72 Acres (75,000 SF)

Legal: Plan 8610758, Block 4

Availability: Immediately

Net Rate: Contact Associate

Land Use: B-1

Highlights

- Built to suite opportunity or land lease
- Easy access to the Trans Canada Highway
- Clean and functional property
- Ample double row parking

Section 52 Highway Business District (B-1)

52.1 Purpose and Intent

The purpose and intent of this District is to provide for business uses for the benefit of the traveling public.

52.2 Uses, Permitted

- Accessory buildings less than 90.00 sq.m (969.75 sq. ft.)
- Government Services
- Tourist Information Services and Facilities - LUB 21/09/2010

52.3 Uses, Discretionary

- Accommodation and Convention Services
- Amusement and Entertainment Services
- Automotive, Equipment and Vehicle Services
- Campground, Tourist
- Commercial Communication Facilities - Type "A", Type "B"
- Drinking Establishment
- Indoor Participant Recreation Services
- One dwelling unit, accessory to the principal business use
- Outdoor Café
- Restaurants
- Signs
- Truck Trailer Service
- ROCKY VIEW COUNTY | 2018-2019 | LAND USE BYLAW C-4841-97| 136

52.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use Bylaw as well as the following provisions:

- (a) All parcels having this land use designation on the date of adoption of Bylaw C-6517-2007 (October 2, 2007) remain in full force and effect; however, this land use district is no longer available for any re-designation applications subsequent to that date

52.5 Minimum Requirements

(a) Parcel Size: The minimum parcel size shall be 1.00 hectare (2.47 acres).

(b) Yard, Front for Buildings:

- (i) 30.00 m (98.43 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision;
- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a highway;

- (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, County.

(c) Yard, Side for Buildings:

- (i) 30.00 m (98.43 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 10.00 m (32.81 ft.) from any road, service adjacent to a road, highway;
- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, County;
- (v) 6.00 m (19.69 ft.) all other.

(d) Yard, Rear for Buildings:

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 6.00 m (19.69 ft.) all other.

(e) Yard, Front for Parking, Storage and Display of Products:

- (i) 15.00 m (49.21 ft.) from any road, County, or road, highway;
- (ii) 8.00 m (26.24 ft.) from any, road, internal subdivision, or road, service adjacent to a road, highway or road, County.

(f) Yard, Side for Parking, Storage and Display of Products:

- (i) 15.00 m (49.21 ft.) from any road, County, or road, highway;
- ROCKY VIEW COUNTY | 2018-2019 | LAND USE BYLAW C-4841-97| 137
- (ii) 8.00 m (26.24 ft.) from any road internal subdivision, or road, service adjacent to a road, highway or road;
- (iii) 6.00 m (19.69 ft.) all other.

(g) Yard, Rear for Parking, Storage and Display of Products:

- (i) 15.0 m (49.21 ft.) from any road;
- (ii) 6.0 m (19.69 ft.) all other.
- LUB 21/09/2010

52.6 Building Height

(a) maximum - 10.0 m (32.81 ft.)

52.7 Special Requirements

A minimum of 10% of the site area shall be landscaped



Thank you for your interest!

For More Info.

Mahmud Rahman

P (403) 930-8651

E mrahman@blackstonecommercial.com

Randy Wiens

P (403) 930-8649

E rwuens@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

 **Blackstone**
Commercial Real Estate Services