



**1104, 100 Alpine Meadows
Canmore, Alberta**

MLS # A2154344



\$28 per sq.ft.

Division: Elk Run

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Elk Meadows

Bus. Name: -

Size: 2,043 sq.ft.

Zoning: IND-1

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Level, Paved

Heating: -

Floors: -

Roof: Membrane

Exterior: See Remarks

Water: -

Sewer: -

Inclusions: See architectural guidelines in supplements

Elk Meadows is Canmore's newest warehouse development to showcase an updated Alpine architecture. With high exposure to Elk Run Boulevard and proximity to the Trans Canada Hwy it provides quick access to all parts of Canmore and surrounding areas. This building is well engineered using structural steel and concrete floors on two levels. The main floor is 2,043 sq ft with a 12'X12' front drive-in door providing convenient loading into the 16' high bay. Ample power 200A 208V is available for heavy users, along with a full sprinkler system throughout. This is a great opportunity for contractors, service companies, breweries, pubs, recreational facilities and storage. Tenant improvement allowance includes a washroom and office unit. Available Immediately!