



GRASSROOTS
REALTY GROUP

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22, 2 Limestone Valley Road
Dead Man's Flats, Alberta

MLS # A2263818



\$449,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 634 sq.ft.

Zoning: Industrial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Visit REALTOR® website for additional information. Set your business up for success in this prime 650 sq. ft. industrial bay located in Deadman's Flats, just a short drive from Canmore and right off the Trans-Canada Highway. Designed for efficiency and comfort, this turnkey workspace features a 14' x 16' overhead door with electric operator, steel man door, and a handicap-accessible washroom. The space is bright and functional, with LED lighting, high-efficiency natural gas heating, and R40/R20 insulation to keep you comfortable year-round. Power your operations with confidence — the 100 amp 120/240V electrical panel is ready for your equipment and tools, while the mezzanine-ready design allows for easy future expansion as your business grows. Enjoy peace of mind with sprinklers, fire alarms, and a secure, fully paved and fenced complex featuring gated access, video surveillance, and two assigned parking stalls for convenience. Whether you're a contractor, craftsman, entrepreneur, or service provider, this bay is the perfect space to get to work immediately — clean, well-built, and ideally located in the heart of the Bow Valley.