



**2, 108 Boulder Crescent
Canmore, Alberta**

MLS # A2284646



\$838,800

Division: Elk Run

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,043 sq.ft.

Zoning: IND2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Fridge, Stove, Dishwasher, Washer / Dryer and All Window Coverings, Machinery and some shop equipment negotiable

Take a look at this exceptionally 2,043 sq ft well-maintained and recently renovated light industrial unit offering a versatile 39' x 20' shop with a 9'10" wide x 8' overhead door and a convenient two-piece washroom on the main level. The building features three separate entry doors, two of which provide direct access to both the shop and the 1,026 sq. ft. upper-level office space. Upstairs, you will find a thoughtfully designed office area complete with a kitchen and eating bar, hide-a-bed, full bathroom, laundry, and sauna. Additional highlights include three assigned parking stalls, three-phase power, new heating installed in 2024, and a low-maintenance exterior. A well-established condominium board and completed reserve fund study further enhance the appeal of this must see opportunity.