



GRASSROOTS
REALTY GROUP

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1104 & 1204, 100 Alpine Meadows
Canmore, Alberta

MLS # A2292254



\$25 per sq.ft.

Division: Elk Run

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Elk Meadows

Bus. Name: -

Size: 4,140 sq.ft.

Zoning: IND-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: See Remarks

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Level, Paved

Inclusions: N/A

Elk Meadows is Canmore's newest warehouse development, showcasing updated Alpine architecture. With high exposure to Elk Run Boulevard and close proximity to the Trans-Canada Highway, the property offers quick access to all areas of Canmore and the surrounding region. This well-engineered two-storey building incorporates structural steel construction and concrete floors. The unit offers a total of 4,140 sq. ft., featuring a 12' x 12' drive-in door and 16' clear ceiling height on the main level. The second floor has 12' clear ceilings and is well suited for open workspace or active uses. Abundant natural light fills the space, making it ideal for administrative and office operations. Each floor is serviced by 200A, 208V power, and the building is equipped with a full sprinkler system. This is an excellent opportunity for contractors, service companies, breweries, recreational facilities, offices, studios, and pubs. The tenant improvement allowance includes a washroom and office on the main floor, as well as a washroom and furnace room on the second floor. Operating costs estimated at \$7.40 sq ft. Available immediately.