



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1104, 100 Alpine Meadows  
Canmore, Alberta

MLS # A2292271



**\$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

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 2,043 sq. ft., featuring a 12' x 12' drive-in door and 16' clear ceiling height. Ample power service of 200A, 208V, 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. Operating costs estimated at \$7.40 sq ft. Available Immediately.