



**GRASSROOTS**  
REALTY GROUP

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**1204, 100 Alpine Meadows  
Canmore, Alberta**

**MLS # A2292284**



**\$22 per sq.ft.**

**Division:** Elk Run

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Elk Meadows

**Bus. Name:** -

**Size:** 2,097 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. This 2nd floor space is 2,097 sq. ft. with 12' clear ceilings, well suited for open workspace or active uses. Abundant natural light fills the space, making it ideal for administrative and office operations. Ample power service of 200A, 208V, and the building is equipped with a full sprinkler system. This is an excellent opportunity for offices, studios, recreation facilities and pubs. The tenant improvement allowance includes a washroom and furnace room on the second floor. Operating costs estimated at \$7.40 sq ft. Available immediately.