



**305, 2 Limestone Valley Road Road  
Dead Man's Flats, Alberta**

**MLS # A2298226**



**\$428,850**

<b>Division:</b>	NONE
<b>Type:</b>	Warehouse
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	735 sq.ft.
<b>Zoning:</b>	HI

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	n/a

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Discover an exceptional opportunity to own a versatile commercial warehouse bay in the thriving Hamlet Industrial area of Dead Man's Flats—just minutes east of Canmore with effortless access to the Trans-Canada Highway. This well-designed bay offers outstanding functionality for trades, storage, distribution, or a growing business seeking affordable space close to the Bow Valley. Featuring a large overhead door, the unit provides excellent loading capability and easy maneuverability for vehicles and equipment. Inside, the generous interior height opens the door to future expansion options, including the potential to add a mezzanine level for increased storage or office space. The bay is also roughed-in for a washroom, giving buyers the flexibility to customize the space to suit their operational needs. The complex itself is thoughtfully planned, offering ample on-site parking, wide drive aisles, and a clean, modern industrial environment. An after-hours security gate provides peace of mind and controlled access, ensuring your assets remain protected around the clock. Dead Man's Flats continues to grow as a strategic industrial hub, offering businesses a rare combination of affordability, convenience, and proximity to Canmore, Banff, and Calgary. Whether you're expanding your operations or securing dedicated storage, this bay delivers exceptional value in a high-demand corridor.