



**GRASSROOTS**  
REALTY GROUP

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**1104 & 1204, 100 Alpine Meadows  
Canmore, Alberta**

**MLS # A2154272**



**\$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:** See architectural specifications in supplements

Elk Meadows is Canmore's newest warehouse development to showcase an updated Alpine architecture. With high exposure to Elk Run Boulevard and proximity to the Trans Canada Hwy it provides quick access to all parts of Canmore and surrounding areas. This building is well engineered using structural steel and concrete floors on two levels. With a total size of 4,140 sq ft the unit comes with a 12'x12' drive-in door providing convenient loading into a 16' high bay. On the 2nd level a ceiling height of 12' is well suited for open space and active uses. Large windows on the 2nd level give abundant natural light for admin and office operations. Ample power of 200A 208V is available on each floor, along with a full sprinkler system throughout. This is a great opportunity for contractors, service companies, breweries, recreational facilities, offices, studio and pubs. A tenant improvement allowance would include washrooms, one office unit on the main and a furnace room on the 2nd floor. Available Immediately!