



GRASSROOTS
REALTY GROUP

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

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

MLS # A2154272



\$23 per sq.ft.

Division: Elk Run

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Elk Meadows

Bus. Name: -

Size: 4,472 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 4,472 sq ft the unit comes with a 12'x12' front drive-in door providing convenient loading into a 16' high bay. On the 2nd level another high ceiling 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. A major benefit is the extra power 200A 208V 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 is negotiable. Available Immediately!