



GRASSROOTS
REALTY GROUP

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

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

MLS # A2154344



\$26 per sq.ft.

Division: Elk Run

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Elk Meadows

Bus. Name: -

Size: 2,065 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 guidelines 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. The main floor is 2,100 sq ft with a 12'x12' front drive-in door providing convenient loading into the 16' high bay. A major benefit is the ample power 200A 208V available for heavy users, along with a full sprinkler system throughout. This is a great opportunity for contractors, service companies, breweries, pubs, recreational facilities and storage. A tenant improvement allowance is negotiable. Available Immediately!