



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2155909**



**\$20 per sq.ft.**

**Division:** Elk Run

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Elk Meadows

**Bus. Name:** -

**Size:** 2,372 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 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. The upper level of 2,372 sq ft has high 12' ceilings ideally suited for open space and active uses. Large windows give abundant natural light for admin and office operations. Extra power of 200A 208V is metered separately along with a full sprinkler system throughout. This is a great opportunity for office, studios, retail, pubs, training centers and pet care. A tenant improvement allowance is negotiable, Available Immediately!