



GRASSROOTS
REALTY GROUP

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

MLS # A2155909



\$22 per sq.ft.

Division: Elk Run

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Elk Meadows

Bus. Name: -

Size: 2,097 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 2,097 sq ft has 12' high ceilings ideally suited for open space and active uses. Large windows give abundant natural light for admin and office operations. Ample power of 200A 208V is on a separate meter 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 includes washroom and furnace room. Available Immediately!