

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

## 1204, 100 Alpine Meadows Canmore, Alberta

MLS # A2155909



See specifications in supplements

Membrane

See Remarks

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

## \$20 per sq.ft.

Elk Run Industrial

**Bus. Type:** Sale/Lease: For Lease Bldg. Name: Elk Meadows **Bus. Name:** Size: 2,097 sq.ft. Zoning: IND-1 Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat: Level, Paved

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!

Division:

Type: