

# \$23 - 1104 & 1204, 100 Alpine Meadows, Canmore

MLS® #A2154272

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Elk Run, Canmore, Alberta

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!



Built in 2024

## Essential Information

MLS® #	A2154272
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial

Sub-Type	Industrial
Status	Active

### **Community Information**

Address	1104 & 1204, 100 Alpine Meadows
Subdivision	Elk Run
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1L1

### **Amenities**

Parking Spaces	53
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### **Exterior**

Lot Description	Level, Paved
Roof	Membrane
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2024
Days on Market	265
Zoning	IND-1

### **Listing Details**

Listing Office	LB Hubbard Realty Group
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