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## 1104 & 1204, 100 ALPINE MEADOWS FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Canmore, Alberta



**Listing ID:**  
28398


**MLS ID:**  
A2154272

**\$23**



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 1104 & 1204, 100 Alpine Meadows , Canmore , Alberta T1W 1L1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 355
<b>Lease Amount</b> 23.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> IND-1
<b>Subdivision</b> Elk Run	<b>Building Type</b> Warehouse	<b>Year Built</b> 2024
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 4472.00	<b>Building Area (Sq. M.)</b> 415.46	<b>Footprint (Sq. Ft.)</b> 2213
<b>Construction Type</b> See Remarks	<b>Roof</b> Membrane	<b>Foundation</b> Poured Concrete
<b>Lot Features</b> Level,Paved	<b>Access to Property</b> On Major Traffic Route,Public Transportation Nearby,Visual Exposure	<b>Inclusions</b> See architectural specifications in supplements
<b>Restrictions</b> None Known	<b>Reports</b> Building Plans,Floor Plans,Site Plans	

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!

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