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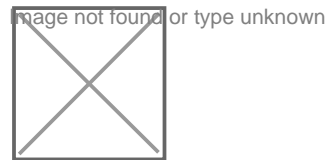
Regional Contact

Ali Hemmaway 403-625-3381 eda@claresholm.ca [Visit Website](#)

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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

\$25



IVAN STARK
 (403) 835-3676

LB Hubbard Realty Group
 403-700-7311

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

Transaction Type For Lease	Title Fee Simple	Days On Market 497
Lease Amount 25.00	Lease Frequency Annually	Zoning IND-1
Subdivision Elk Run	Building Type Warehouse	Year Built 2024
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 4140.00	Building Area (Sq. M.) 384.62	Footprint (Sq. Ft.) 2213
Construction Type See Remarks	Roof Membrane	Foundation Poured Concrete
Lot Features Level,Paved	Access to Property On Major Traffic Route,Public Transportation Nearby,Visual Exposure	Inclusions See architectural specifications in supplements
Restrictions None Known	Reports 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 4,140 sq ft the unit comes with a 12'X12' drive-in door providing convenient loading into a 16' high bay. On the 2nd level a ceiling height 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. Ample power of 200A 208V is available 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 would include washrooms, one office unit on the main and a furnace room on the 2nd floor. Available Immediately!

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