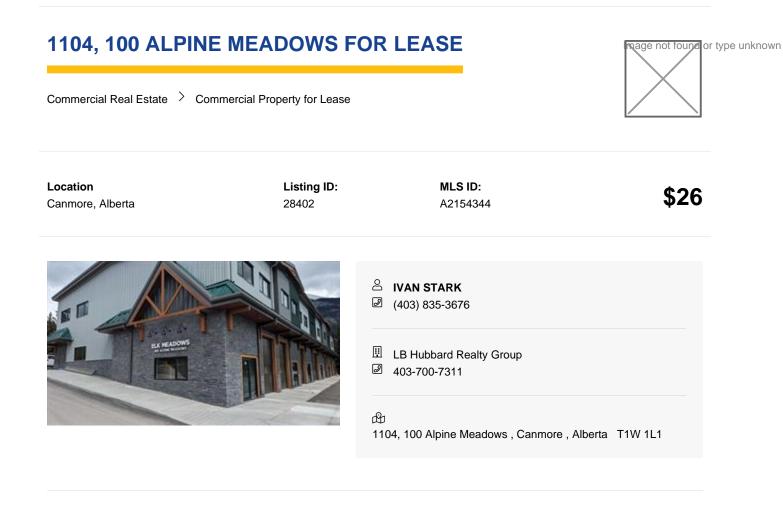


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Transaction Type For Lease

Lease Amount 26.00

Subdivision Elk Run

Structure Type Warehouse

Building Area (Sq. Ft.) 2065.00

Construction Type See Remarks

Lot Features Level,Paved

Restrictions None Known **Title** Fee Simple

Lease Frequency Annually

Building Type Warehouse

Property Type Commercial

Building Area (Sq. M.) 191.84

Roof Membrane

Access to Property On Major Traffic Route, Public Transportation Nearby, Visual Exposure

Reports Building Plans,Floor Plans,Site Plans Days On Market 335

Zoning IND-1

Year Built 2024

Property Sub Type Industrial

Footprint (Sq. Ft.) 2213

Foundation Poured Concrete

Inclusions See architectural guidelines 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 main floor is 2,100 sq ft with a 12'X12' front drive-in door providing convenient loading into the 16' high bay. A major benefit is the ample power 200A 208V available for heavy users, along with a full sprinkler system throughout. This is a great opportunity for contractors, service companies, breweries, pubs, recreational facilities and storage. A tenant improvement allowance is negotiable. Available Immediately!

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