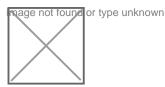


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1204, 100 ALPINE MEADOWS FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Canmore, Alberta

Listing ID: 28438

MLS ID: A2155909

\$20



△ IVAN STARK

**(403) 835-3676** 

■ LB Hubbard Realty Group

**403-700-7311** 

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

**Transaction Type** 

For Lease

Lease Amount

20.00

Subdivision

Elk Run

Structure Type Warehouse

Building Area (Sq. Ft.)

2097.00

**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.)

194.82

Roof Membrane

**Access to Property** 

On Major Traffic Route, Public

Transportation Nearby, Visual Exposure

Reports

Building Plans, Floor Plans, Site Plans

**Days On Market** 

451

Zoning

IND-1

Year Built

2024

**Property Sub Type** 

Industrial

Footprint (Sq. Ft.)

2213

**Foundation**Poured Concrete

Inclusions

See specifications 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 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!

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