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1204, 100 ALPINE MEADOWS FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Canmore, Alberta



Listing ID:
28438


MLS ID:
A2155909

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

Transaction Type For Lease	Title Fee Simple	Days On Market 390
Lease Amount 20.00	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.) 2097.00	Building Area (Sq. M.) 194.82	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 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. 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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