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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

**\$22**



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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 512
<b>Lease Amount</b> 22.00	<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> 2097.00	<b>Building Area (Sq. M.)</b> 194.82	<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 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. The upper level of 2,097 sq ft has 12' high ceilings ideally suited for open space and active uses. Large windows give abundant natural light for admin and office operations. Ample power of 200A 208V is on a separate meter 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 includes washroom and furnace room. Available Immediately!

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