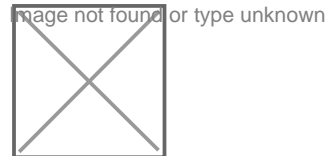


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1106 & 1206, 100 ALPINE MEADOWS FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Canmore, Alberta



Listing ID:
29166


MLS ID:
A2191731

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 **IVAN STARK**
 (403) 835-3676

 **LB Hubbard Realty Group**
 403-700-7311

 1106 & 1206, 100 Alpine Meadows , Canmore , Alberta T1W 1L1

Transaction Type For Lease	Title Fee Simple	Days On Market 87
Lease Amount 23.00	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.) 4472.00	Building Area (Sq. M.) 415.46	Lot Size (Sq. Ft.) 65340
Lot Size (Acres) 1.50	Footprint (Sq. Ft.) 2213	Construction Type See Remarks
Roof Membrane	Foundation Poured Concrete	Electric 200 Amp Service
Heating Natural Gas	Lot Features Level,Paved	Access to Property On Major Traffic Route,Public Transportation Nearby,Visual Exposure
Inclusions Shell condition - see spec sheet in supplements	Restrictions None Known	Reports Building Plans,Floor Plans,Site Plans,Standard form of Lease

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. A total size of 4,472 sq ft on two levels the bay comes with a 12'X12' front drive-in door providing convenient loading into the 16' high bay. On the 2nd level another high ceiling of 12' is well suited for open space and active uses. Ample power of 200A 208V is available along with a full sprinkler system throughout. The best feature of this end bay is the wrap around windows giving it that wide open concept and mountain views. This is a great opportunity for contractors, service companies, breweries, recreational facilities, offices, studio and pubs. A tenant improvement allowance is negotiable, Available Immediately!

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