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5, 2 LIMESTONE VALLEY ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Dead Man's Flats, Alberta


Listing ID:
32359


MLS ID:
A2260373

\$479,000



 **JONAS GORDON**

 MaxWell Capital Realty

 5, 2 Limestone Valley Road , Dead Man's Flats , Alberta T1W2W4

Transaction Type

For Sale

Days On Market

63

Zoning

Industrial

Subdivision

NONE

Building Type

Warehouse

Year Built

2017

Structure Type

Warehouse

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

1612815

Building Area (Sq. Ft.)

894.22

Building Area (Sq. M.)

83.08

Lot Size (Sq. Ft.)

894

Lot Size (Acres)

0.02

Inclusions

None

Restrictions

None Known

Reports

Floor Plans

Prime industrial bay in Deadman's Flats, just minutes from Canmore. This 894 sq. ft. unit is available for immediate possession and features a 14' x 16' overhead door with electric operator, steel man door, handicap-accessible washroom, and a robust 100 amp electrical panel. Built for functionality, it offers R40 insulated ceilings, R20 insulated walls, LED lighting, and a high-efficiency natural gas heater, with mezzanine-ready design for future expansion. Safety is fully addressed with sprinklers and fire alarms, while the secure, fully paved and fenced complex includes gated access, surveillance, and assigned parking. A versatile opportunity for business use, storage, or investment in a highly accessible Bow Valley location.

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