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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**

127

**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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