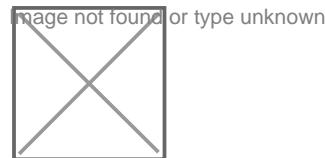


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Days On Market	Zoning
For Sale	127	Industrial
Subdivision	Building Type	Year Built
NONE	Warehouse	2017
Structure Type	Property Type	Property Sub Type
Warehouse	Commercial	Warehouse
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1612815	894.22	83.08
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
894	0.02	None
Restrictions	Reports	
None Known	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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