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## 22, 2 LIMESTONE VALLEY ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Dead Man's Flats, Alberta

**Listing ID:**  
32490

**MLS ID:**  
A2263818

**\$449,000**



 **JONATHAN DAVID**  
 (877) 709-0027

 PG Direct Realty Ltd.  
 1-877-709-0027

 22, 2 Limestone Valley Road , Dead Man's Flats , Alberta T1W 2W4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 97	<b>Zoning</b> Industrial
<b>Subdivision</b> NONE	<b>Year Built</b> 2017	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1711509
<b>Building Area (Sq. Ft.)</b> 634.42	<b>Building Area (Sq. M.)</b> 58.94	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Visit REALTOR® website for additional information. Set your business up for success in this prime 650 sq. ft. industrial bay located in Deadman's Flats, just a short drive from Canmore and right off the Trans-Canada Highway. Designed for efficiency and comfort, this turnkey workspace features a 14' x 16' overhead door with electric operator, steel man door, and a handicap-accessible washroom. The space is bright and functional, with LED lighting, high-efficiency natural gas heating, and R40/R20 insulation to keep you comfortable year-round. Power your operations with confidence — the 100 amp 120/240V electrical panel is ready for your equipment and tools, while the mezzanine-ready design allows for easy future expansion as your business grows. Enjoy peace of mind with sprinklers, fire alarms, and a secure, fully paved and fenced complex featuring gated access, video surveillance, and two assigned parking stalls for convenience. Whether you're a contractor, craftsman, entrepreneur, or service provider, this bay is the perfect space to get to work immediately — clean, well-built, and ideally located in the heart of the Bow Valley.

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