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

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

Transaction Type

For Sale

Days On Market

76

Zoning

Industrial

Subdivision

NONE

Year Built

2017

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1711509

Building Area (Sq. Ft.)

634.42

Building Area (Sq. M.)

58.94

Inclusions

NA

Restrictions

None Known

Reports

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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