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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



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

**Transaction Type** 

For Sale

**Days On Market** 

21

Zoning Industrial

Subdivision

NONE

Year Built

2017

Structure Type

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan 1711509

Industrial

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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