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2, 108 BOULDER CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Canmore, Alberta

Listing ID:
33946

MLS ID:
A2284646

\$838,800



 **BRAD HAWKER**
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 2, 108 Boulder Crescent , Canmore , Alberta T1W 1L2

Transaction Type For Sale	Days On Market 25	Zoning IND2
Subdivision Elk Run	Building Type Condo Complex	Year Built 1993
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9312242	Building Area (Sq. Ft.) 2087.00	Building Area (Sq. M.) 193.89
Footprint (Sq. Ft.) 902	Inclusions Machinery and some shop equipment negotiable	Restrictions Call Lister
Reports None		

Take a look at this exceptionally 1,896 sq ft well-maintained and recently renovated light industrial unit offering a versatile 39'8" x 20'8" shop with a 9'10" wide x 8' overhead door and a convenient two-piece washroom on the main level. The building features three separate entry doors, two of which provide direct access to both the shop and the 898 sq. ft. upper-level office space. Upstairs, you will find a thoughtfully designed office area complete with a kitchen and eating bar, hide-a-bed, full bathroom, laundry, and sauna. Additional highlights include three assigned parking stalls, three-phase power, new heating installed in 2024, and a low-maintenance exterior. A well-established condominium board and completed reserve fund study further enhance the appeal of this must see opportunity.

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