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## 113A, 1 INDUSTRIAL PLACE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Canmore, Alberta

**Listing ID:**  
34236

**MLS ID:**  
A2290470

**\$35**



 **GURMINDER BISLA**  
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 403-930-8555

 113A, 1 Industrial Place NE, Canmore , Alberta T1W 1Y1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 56	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Larch	<b>Year Built</b> 2026
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 1388.50	<b>Building Area (Sq. M.)</b> 128.99	<b>Inclusions</b> N/A
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

Excellent leasing opportunity in Canmore's Transition Industrial District with high traffic exposure. Unit 31 offers approximately 1,388.5 sq. ft. (129 m<sup>2</sup>) and is ideal for light manufacturing, contractor services, retail/wholesale operations, studio space, office, veterinary clinic, and other compatible commercial uses subject to Town approval. The unit features 12'7" clear ceiling height, durable steel/concrete construction, a 10' x 10' overhead door, an independent entrance, aluminum storefront windows, and a 4" concrete floor. The building will be fully sprinklered and includes emergency lighting, rough-ins for HVAC and plumbing, and a dedicated 225 amp 120/208 electrical panel with an independent meter. Convenient access with street parking, bicycle parking, and additional on-site parking available. Great opportunity for businesses looking to establish themselves in one of Canmore's growing commercial areas.

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