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1104 & 1204, 100 ALPINE MEADOWS FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Canmore, Alberta

Listing ID:
34357

MLS ID:
A2292254

\$25



 **IVAN STARK**
 (403) 835-3676

 LB Hubbard Realty Group
 403-700-7311

 1104 & 1204, 100 Alpine Meadows , Canmore , Alberta T1W 1L1

Transaction Type For Lease	Title Fee Simple	Days On Market 65
Lease Amount 25.00	Lease Frequency Annually	Zoning IND-1
Subdivision Elk Run	Building Type Warehouse	Year Built 2024
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 4140.00	Building Area (Sq. M.) 384.62	Footprint (Sq. Ft.) 2043
Construction Type See Remarks	Roof Membrane	Foundation Poured Concrete
Electric 400 Amp Service	Lot Features Level,Paved	Access to Property On Major Traffic Route,Public Transportation Nearby,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports Building Plans,Floor Plans,Site Plans

Elk Meadows is Canmore's newest warehouse development, showcasing updated Alpine architecture. With high exposure to Elk Run Boulevard and close proximity to the Trans-Canada Highway, the property offers quick access to all areas of Canmore and the surrounding region. This well-engineered two-storey building incorporates structural steel construction and concrete floors. The unit offers a total of 4,140 sq. ft., featuring a 12' x 12' drive-in door and 16' clear ceiling height on the main level. The second floor has 12' clear ceilings and is well suited for open workspace or active uses. Abundant natural light fills the space, making it ideal for administrative and office operations. Each floor is serviced by 200A, 208V power, and the building is equipped with a full sprinkler system. This is an excellent opportunity for contractors, service companies, breweries, recreational facilities, offices, studios, and pubs. The tenant improvement allowance includes a washroom and office on the main floor, as well as a washroom and furnace room on the second floor. Operating costs estimated at \$7.40 sq ft. Available immediately.

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