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## 1204, 100 ALPINE MEADOWS FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Canmore, Alberta

**Listing ID:**  
34361

**MLS ID:**  
A2292284

**\$22**



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

 **LB Hubbard Realty Group**  
 403-700-7311

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> IND-1
<b>Subdivision</b> Elk Run	<b>Building Type</b> Warehouse	<b>Year Built</b> 2024
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 2097.00	<b>Building Area (Sq. M.)</b> 194.82	<b>Construction Type</b> See Remarks
<b>Roof</b> Membrane	<b>Foundation</b> Poured Concrete	<b>Electric</b> 200 Amp Service
<b>Lot Features</b> Level,Paved	<b>Access to Property</b> On Major Traffic Route,Public Transportation Nearby,Visual Exposure	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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. This 2nd floor space is 2,097 sq. ft. with 12' clear ceilings, well suited for open workspace or active uses. Abundant natural light fills the space, making it ideal for administrative and office operations. Ample power service of 200A, 208V, and the building is equipped with a full sprinkler system. This is an excellent opportunity for offices, studios, recreation facilities and pubs. The tenant improvement allowance includes a washroom and furnace room on the second floor. Operating costs estimated at \$7.40 sq ft. Available immediately.

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