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110A, 1 INDUSTRIAL PLACE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Canmore, Alberta



Listing ID:
35213


MLS ID:
A2301443

\$819,900



 **NICOLE RAINEY**
 (403) 254-5315

 Sotheby's International Realty Canada
 403-254-5315

 110A, 1 Industrial Place , Canmore , Alberta T1W 1Y1

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning TID	Subdivision Larch	Year Built 2026
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2211103	Building Area (Sq. Ft.) 1356.00	Building Area (Sq. M.) 125.98
Construction Type Concrete,Metal Frame	Roof Metal	Inclusions N/A
Restrictions None Known	Reports Condo/Strata Bylaws,Site Plans	

This brand new commercial bay is located in phase 2 of iPlace, a prime location that offers high street visibility and is seamlessly connected to downtown Canmore. Features include entrances on both sides, a 10 x 10 overhead door, dedicated 225 amp 120/208 panel with independent meter, 4" concrete floor, HVAC & plumbing roughed in, emergency lighting and sprinklers, aluminum windows and doors and sturdy metal siding with steel and concrete construction. Zoned TID with many approved and Discretionary uses. Land use By-Law is in supplements. With abundant foot and vehicle traffic this location is an advantage for any business looking to thrive in the Bow Valley. Sale price is subject to 5% GST.

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