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118A, 1 INDUSTRIAL PLACE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Canmore, Alberta



Listing ID:
35719


MLS ID:
A2321124

\$750,000



 **JACK AIKEN**
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 RE/MAX Alpine Realty
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 118A, 1 Industrial Place , Canmore , Alberta T1W1Y1

Transaction Type

For Sale

Zoning

Commercial

Subdivision

Larch

Year Built

2026

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

2211103

Building Area (Sq. Ft.)

1464.00

Building Area (Sq. M.)

136.01

Inclusions

none

Restrictions

None Known

Reports

Building Plans

This brand-new commercial bay is situated in Phase 2 of iPlace, a highly sought-after location offering exceptional street visibility and direct connectivity to downtown Canmore. The unit is designed for flexibility and functionality, featuring dual entrances for convenient access, a 10' x 10' overhead door, and a dedicated 225 amp 120/208 electrical panel with independent metering. Construction highlights include a 4" concrete floor, steel and concrete structure, durable metal siding, and aluminum windows and doors. The space is also equipped with roughed-in HVAC and plumbing, as well as installed emergency lighting and sprinkler systems. Zoned TID, the property supports a wide range of approved and discretionary uses, with Land Use By-Law details available in the supplements. Positioned in a high-traffic corridor with strong pedestrian and vehicle exposure, this location presents an outstanding opportunity for businesses seeking visibility and growth in the Bow Valley.

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