

# \$23 - 1106 & 1206, 100 Alpine Meadows, Canmore

MLS® #A2191731

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.50 Acres

Elk Run, Canmore, Alberta

Elk Meadows is Canmore's newest warehouse development to showcase an updated Alpine architecture. With high exposure to Elk Run Boulevard and proximity to the Trans Canada Hwy it provides quick access to all parts of Canmore and surrounding areas. This building is well engineered using structural steel and concrete floors on two levels. A total size of 4,472 sq ft on two levels the bay comes with a 12'x12' front drive-in door providing convenient loading into the 16' high bay. On the 2nd level another high ceiling of 12' is well suited for open space and active uses. Ample power of 200A 208V is available along with a full sprinkler system throughout. The best feature of this end bay is the wrap around windows giving it that wide open concept and mountain views. This is a great opportunity for contractors, service companies, breweries, recreational facilities, offices, studio and pubs. A tenant improvement allowance is negotiable, Available Immediately!

Built in 2024

## Essential Information

MLS® #	A2191731
Price	\$23
Bathrooms	0.00
Acres	1.50
Year Built	2024
Type	Commercial



Sub-Type	Industrial
Status	Active

### **Community Information**

Address	1106 & 1206, 100 Alpine Meadows
Subdivision	Elk Run
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1L1

### **Amenities**

Parking Spaces	53
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### **Interior**

Heating	Natural Gas
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### **Exterior**

Lot Description	Level, Paved
Roof	Membrane
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	41
Zoning	IND-1

### **Listing Details**

Listing Office	LB Hubbard Realty Group
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