

# \$989,725 - 112, 100 Alpine Meadows, Canmore

MLS® #A2161145

**\$989,725**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Elk Run, Canmore, Alberta

Welcome to Elk Meadows Industrial Park, Canmore's newest industrial complex. Nestled within the Elk Run Industrial area, Elk Meadows enjoys a prime location highly sought after by Canmore businesses. Boasting proximity to essential amenities, easy access to the Trans-Canada Highway, and a plethora of industrial services, offices, and retail spaces nearby, this complex offers unparalleled convenience.

Comprising two buildings and a total of 13 two-level bays, these units at Elk Meadows can be tailored to suit various needs, ranging from approximately 2800 sqft to over 5,200+ sqft. The flexible zoning permits a diverse range of uses, with the option for additional discretionary uses upon review with The Town, providing opportunities for further diversification. Additionally, adjacent and upper bays are also available, offering even more versatility in size and configuration. With low inventory and vacancy rates in Canmore's commercial sector, this exclusive commercial opportunity presents exceptional investment potential. Don't miss your chance to secure a foothold in Canmore's thriving business community with Elk Meadows Industrial Bays.

Built in 2024

## Essential Information

MLS® #

A2161145



Price	\$989,725
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	112, 100 Alpine Meadows
Subdivision	Elk Run
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W8

### Amenities

Parking Spaces	50
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### Interior

Heating	Electric, Overhead Heater(s)
Cooling	None

### Exterior

Construction	Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2024
Days on Market	248
Zoning	Industrial

### Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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