



**GRASSROOTS**

REALTY GROUP

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**2, 108 Boulder Crescent  
Canmore, Alberta**

**MLS # A2284646**



**\$838,800**

**Division:** Elk Run

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,043 sq.ft.

**Zoning:** IND2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer / Dryer and All Window Coverings, Machinery and some shop equipment negotiable

Take a look at this exceptionally 2,043 sq ft well-maintained and recently renovated light industrial unit offering a versatile 39' x 20' shop with a 9'10" wide x 8' overhead door and a convenient two-piece washroom on the main level. The building features three separate entry doors, two of which provide direct access to both the shop and the 1,026 sq. ft. upper-level office space. Upstairs, you will find a thoughtfully designed office area complete with a kitchen and eating bar, hide-a-bed, full bathroom, laundry, and sauna. Additional highlights include three assigned parking stalls, three-phase power, new heating installed in 2024, and a low-maintenance exterior. A well-established condominium board and completed reserve fund study further enhance the appeal of this must see opportunity.