



GRASSROOTS
REALTY GROUP

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**110A, 1 Industrial Place
Canmore, Alberta**

MLS # A2301443



\$819,900

Division: Larch

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,356 sq.ft.

Zoning: TID

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Metal Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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.