



GRASSROOTS
REALTY GROUP

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118A, 1 Industrial Place
Canmore, Alberta

MLS # A2321124



\$750,000

Division: Larch
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,464 sq.ft.
Zoning: Commercial

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: none

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

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.