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**113A, 1 INDUSTRIAL PLACE NE
CANMORE AB**

Gary Bisla

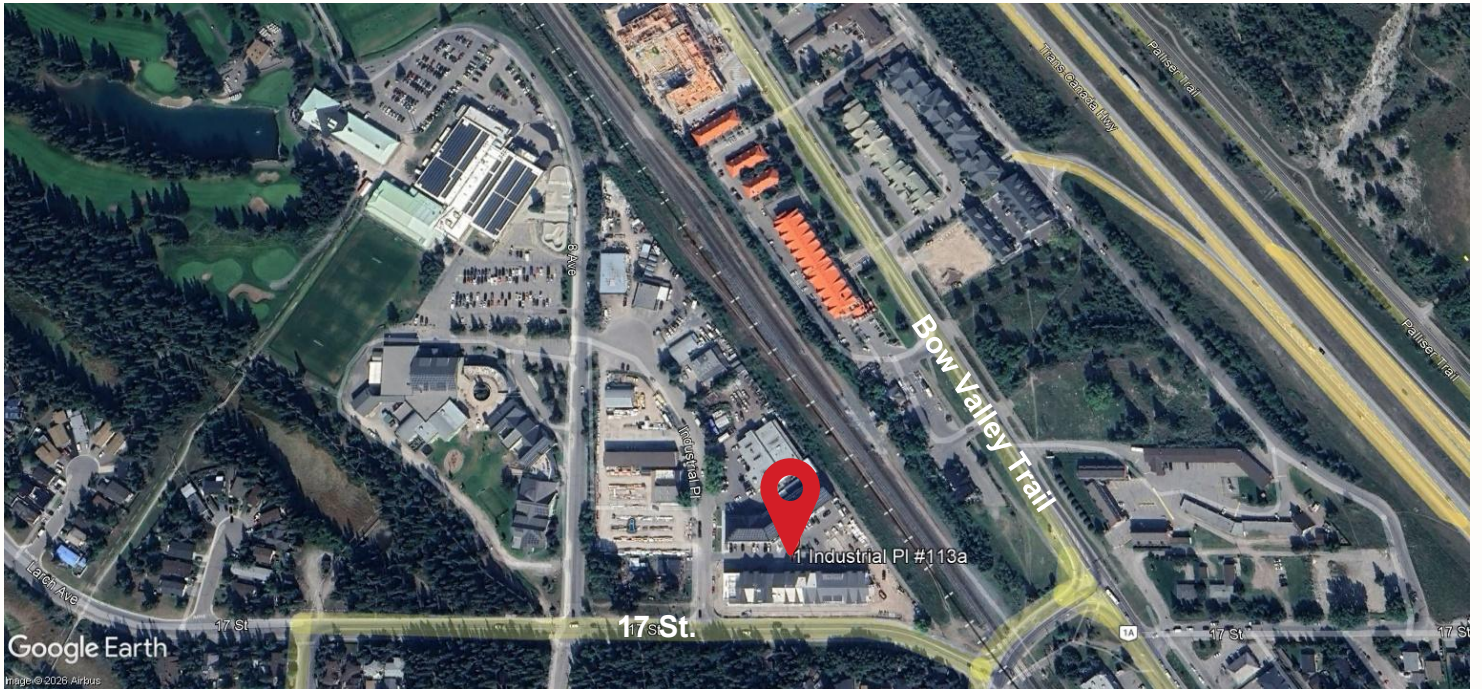
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Listing Information

Key Highlights

Zoning:	TID
County:	Bighorn No. 8, M.D.
City:	Canmore, AB
Size:	1,388.50 ± SF
Unit:	Unit 31
Lease Rate:	\$35.00
Op. Cost	\$6.60 / SF / year (Approximately)
Year Built	2026
Availability:	Immediately
Parking:	Common

- Excellent leasing opportunity in Canmore's Transition Industrial District with high traffic exposure.
- Ideal for light manufacturing, contractor services, retail/wholesale operations, studio space, office, veterinary clinic, and other compatible commercial uses subject to Town approval.
- The unit features 12'7" clear ceiling height, durable steel/concrete construction, a 10' x 10' overhead door, an independent entrance, aluminum storefront windows, and a 4" concrete floor.
- The building will be fully sprinklered and includes emergency lighting, rough-ins for HVAC and plumbing, and a dedicated 225-amp 120/208 electrical panel with an independent meter.
- Convenient access with street parking, bicycle parking, and additional on-site parking available. Great opportunity for businesses looking to establish themselves in one of Canmore's growing commercial areas.

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PROJECT
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