

New Commercial Space For Lease

113A, 1 Industrial Place NE, Canmore AB

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Rethinking Commercial Real Estate

Gary Bisla

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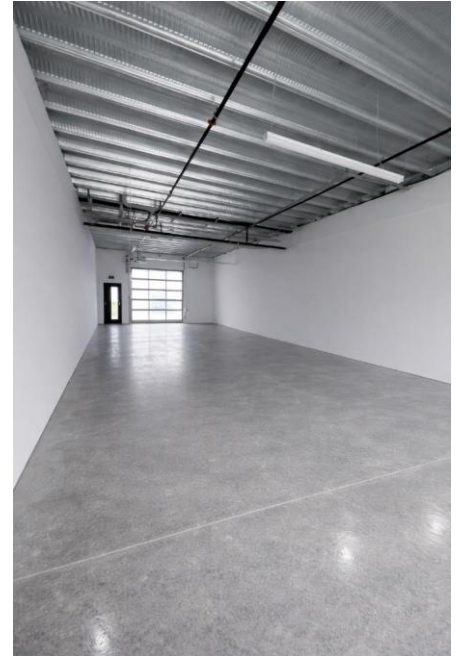
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Lovepreet Lotey

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Zoning:	TID
County:	Bighorn No. 8, M.D.
City:	Canmore
Province:	Alberta
Size:	1,388.50 ± Sq. Ft.
Unit:	Unit 31
Lease Rate:	\$35.00
Year Built	2026
Availability:	Immediately
Parking:	Common

Highlights:

- 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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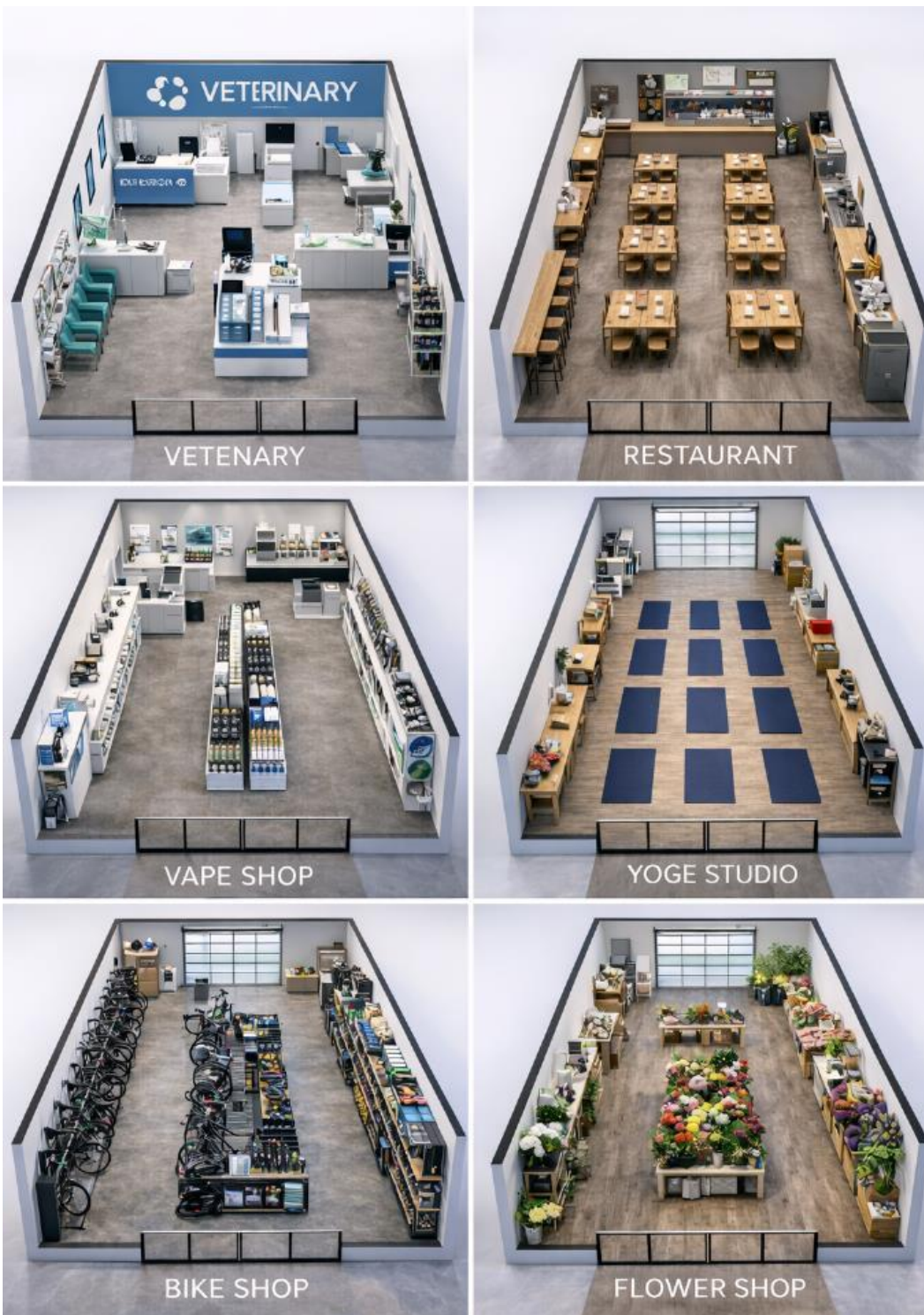
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Potential uses for long commercial bay, restaurant, vape shop.

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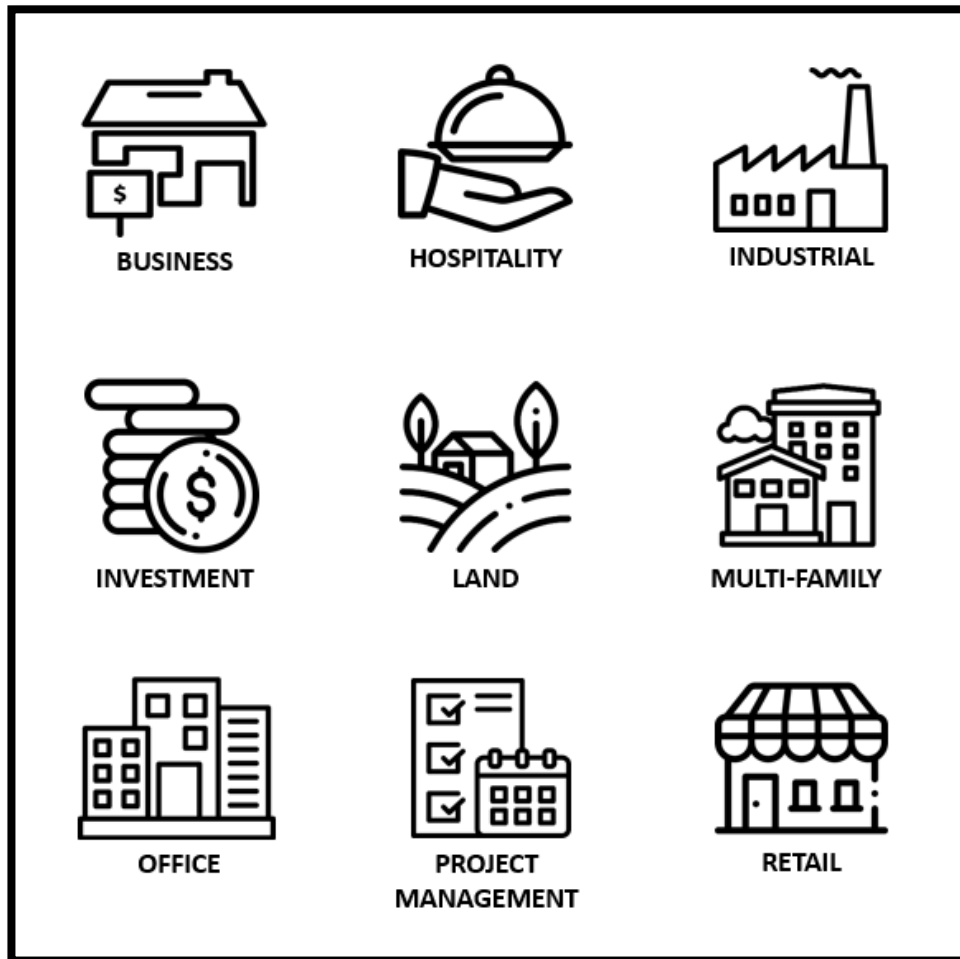
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