



201, 1 Limestone Valley Road , Dead Man's Flats, Alberta - \$587,500



Main Photo

Property Description

Visit REALTOR® website for additional information. Limestone Valley Industrial Park – Dead Man's Flats Strategically located just 7 minutes from Canmore and 45 minutes from Calgary. This 1,470 sq ft industrial bay offers excellent functionality and value for a wide range of commercial applications. The unit includes a mezzanine level and comes equipped with quality specifications: 13' W x 20' H overhead door with electric opener 36" steel man door with glazing Ceiling-mounted LED fixtures for bright, energy-efficient lighting High-efficiency natural gas overhead heater 100 amp, 120/240V electrical panel with cable/phone connectivity Fire alarm and sprinkler system Washroom located on the mezzanine level Constructed for durability and energy performance, the bay features R20 double batt insulated exterior walls, R40 insulated ceiling, and an integrated security camera system. Exterior highlights include 2 paved parking stalls and convenient loading and transport access. With a broad range of approved and discretionary uses, this bay is ideal for trades, service businesses, storage, light manufacturing, and more.



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