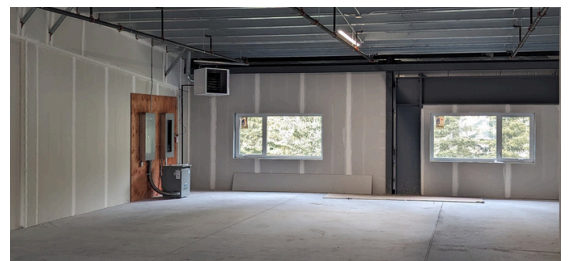
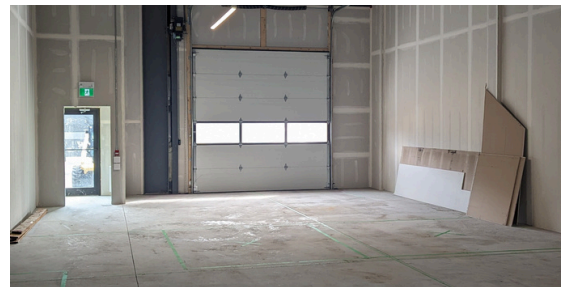




## 1104 & 1204, 100 Alpine Meadows Canmore, Alberta



### 1104

### 1204

### Combined

\$ \$26/sq ft net rent(\$4,810/mo)	\$ \$20/sq ft net rent(\$3,696/mo)	\$ \$23/sq ft net rent(\$8,506/mo)
\$ \$6.90/sq ft Est. op costs (\$1,275/mo)	\$ \$6.90/sq ft Est. op costs(\$1,275/mo)	\$ \$6.90/sq ft Est. op costs(\$2,550/mo)
↔ 2,219 sq ft	↔ 2,218 sq ft	↔ 4437 Sq Ft
— Ground Floor	↗ Second Floor	↗ 1st & 2nd Floor
🚗 Front drive-in door 12' X 12'	🪟 4 Large windows	🚗 3 parking stalls

⚡ Extra power 200A 208V on each floor

Location and layout well suited for contractors, service companies, commercial use and any type of storage.

The 4 large windows on the 2nd level provides ample natural lighting for office and commercial users.

**\*The space can be leased together or demised to two units**



**CALL NOW (403)-835-3676**

\*MLS® Number: A2154272

