

### www.lbhrealty.com

# FOR LEASE

\*MLS® Number: A2154272



## 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/mg	\$6.90/sq ft )\$ Est. op costs(\$1,275/	\$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
(夕) 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





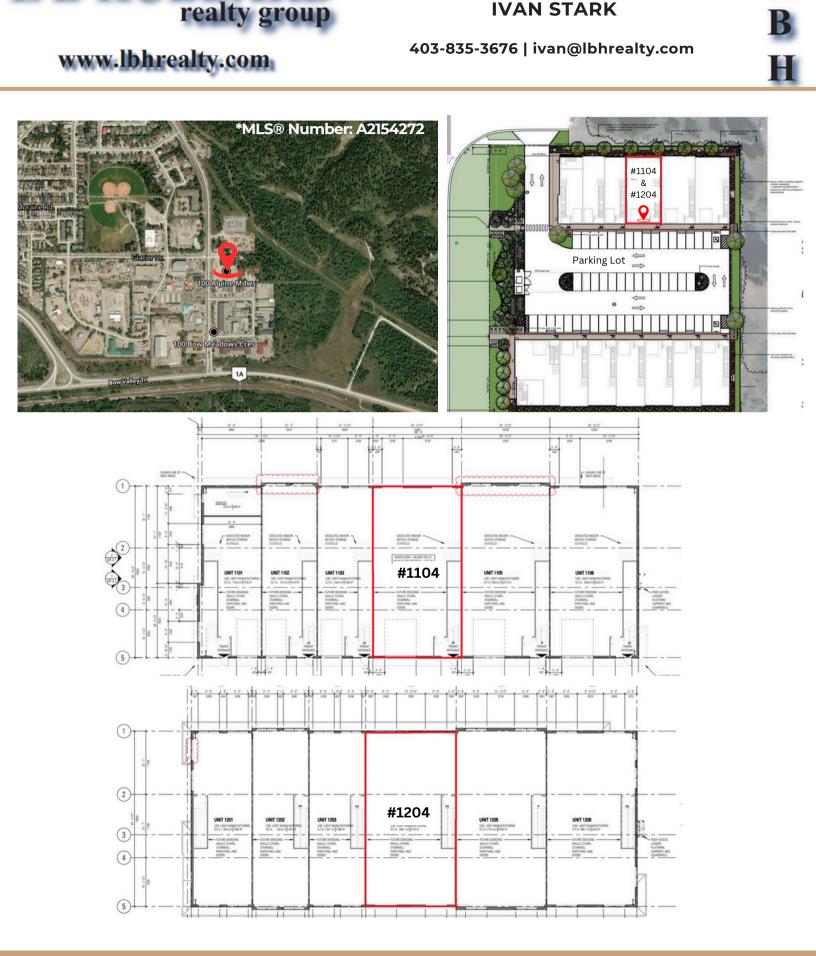


#### **IVAN STARK**

#### 403-835-3676 | ivan@lbhrealty.com



### www.lbhrealty.com



Disclaimer: Each page of this information package is intended for information purposes only and contains information obtained from other sources believed to be correct but which does not form part of any present or future contract. L B Hubbard realty group assumes no responsibility for the degree of accuracy of such information contained herein. Prices or rates quoted do not include the Goods and Services Tax. This property is subject to change and /or withdrawal from the market without notice.