

\$449,000 - 22, 2 Limestone Valley Road, Dead Man's Flats

MLS® #A2263818

\$449,000

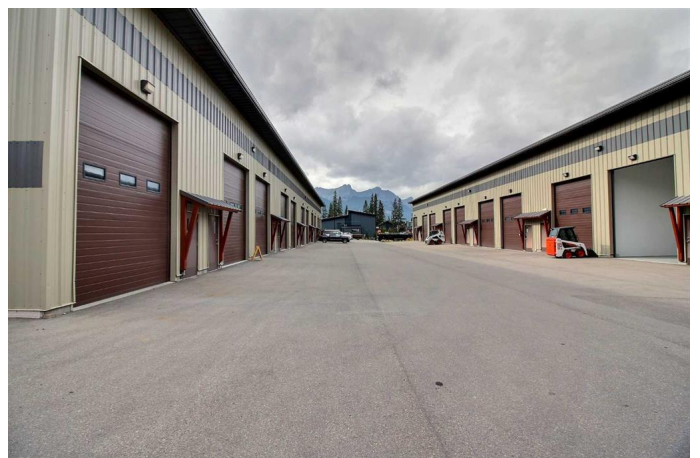
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Visit REALTOR® website for additional information. Set your business up for success in this prime 650 sq. ft. industrial bay located in Deadman's Flats, just a short drive from Canmore and right off the Trans-Canada Highway. Designed for efficiency and comfort, this turnkey workspace features a 14' x 16' overhead door with electric operator, steel man door, and a handicap-accessible washroom. The space is bright and functional, with LED lighting, high-efficiency natural gas heating, and R40/R20 insulation to keep you comfortable year-round. Power your operations with confidence – the 100 amp 120/240V electrical panel is ready for your equipment and tools, while the mezzanine-ready design allows for easy future expansion as your business grows. Enjoy peace of mind with sprinklers, fire alarms, and a secure, fully paved and fenced complex featuring gated access, video surveillance, and two assigned parking stalls for convenience. Whether you're a contractor, craftsman, entrepreneur, or service provider, this bay is the perfect space to get to work immediately – clean, well-built, and ideally located in the heart of the Bow Valley.

Built in 2017

Essential Information



MLS® #	A2263818
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	22, 2 Limestone Valley Road
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

Additional Information

Date Listed	October 11th, 2025
Days on Market	15
Zoning	Industrial

Listing Details

Listing Office	PG Direct Realty Ltd.
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