



## 2 Limestone Alley Dead Mans Flats Alberta

\$435,000

Are you searching for the perfect industrial space to grow your business in the stunning Bow Valley? Look no further! Located in Dead Man's Flats this spacious industrial bay offers an array of features designed to meet your business needs while providing security, convenience, and efficiency. Already outfitted with heavy duty industrial shelving, handicap accessible washroom and mezzanine-ready, allowing you to expand your workspace vertically when needed. This industrial bay comes with three assigned parking stalls. A robust 100 amp 120/240V electrical panel is in place, ready to handle your power requirements. No need to worry about electrical limitations here. Stay connected with cable and phone lines readily available, facilitating seamless communication for your business needs. Ceiling-mounted LED light fixtures illuminate the space efficiently, ensuring a well-lit working environment. Enjoy the comfort of a high-efficiency natural gas overhead heater, perfect for maintaining an ideal working temperature year-round. Energy efficiency is a priority with R40 rolled batt and rolled insulation in the ceilings and R20 double batt insulation in the exterior walls, ensuring a comfortable workspace and potential cost savings. The 14'W x 16'H overhead door with an electric operator provides easy access for large equipment and vehicles. Additionally, a 36" steel man door with glazing offers convenient entry. The property is equipped with a full sprinkler system and fire alarms, ensuring compliance with safety regulations and the fully paved and fenced complex features a security gate and cameras, adding an extra layer of protection for your assets. Don't miss the opportunity to secure this prime industrial space in Dead Man's Flats, Alberta. Whether you're looking to establish or expand your business, this property offers the perfect combination of functionality and se...

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