

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

MLS® #A2255005

\$587,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

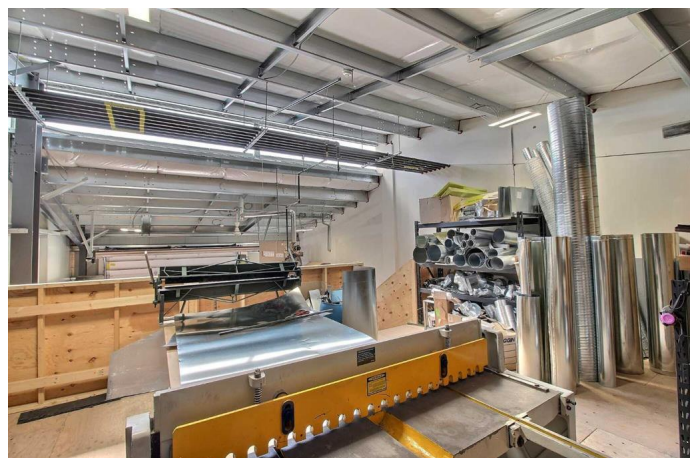
NONE, Dead Man's Flats, Alberta

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.

Built in 2022

Essential Information

MLS® # A2255005



Price	\$587,500
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	201, 1 Limestone Valley Road
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0K5

Additional Information

Date Listed	September 8th, 2025
Days on Market	10
Zoning	Industrial

Listing Details

Listing Office	PG Direct Realty Ltd.
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