

# \$479,000 - 5, 2 Limestone Valley Road, Dead Man's Flats

MLS® #A2260373

**\$479,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.02 Acres

NONE, Dead Man's Flats, Alberta

Prime industrial bay in Deadman's Flats, just minutes from Canmore. This 894 sq. ft. unit is available for immediate possession and features a 14' x 16' overhead door with electric operator, steel man door, handicap-accessible washroom, and a robust 100 amp electrical panel. Built for functionality, it offers R40 insulated ceilings, R20 insulated walls, LED lighting, and a high-efficiency natural gas heater, with mezzanine-ready design for future expansion. Safety is fully addressed with sprinklers and fire alarms, while the secure, fully paved and fenced complex includes gated access, surveillance, and assigned parking. A versatile opportunity for business use, storage, or investment in a highly accessible Bow Valley location.

Built in 2017

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2260373   |
| Price      | \$479,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.02       |
| Year Built | 2017       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 5, 2 Limestone Valley Road |
| Subdivision | NONE                       |
| City        | Dead Man's Flats           |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W2W4                     |

### **Amenities**

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Sewer Connected, Water Connected, Electricity Available, Natural Gas Available |
|-----------|--------------------------------------------------------------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 28                |
| Zoning         | Industrial        |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.