

For Sale asking \$1,100,000

Panorama Plaza, Canmore—



LOCATION: Unit 190, Condominium Plan 051 0931

Municipal address is 116, 1151 Sidney Street, Canmore T1W 3G1

SIZE: approximately 3746 square feet leasable or approximately 3500 sf usable

CONDO FEES: estimated at \$1988.32/month including GST, utilities

PROPERTY TAXES: approximately \$ 1,000.00/month

ZONING: BVT

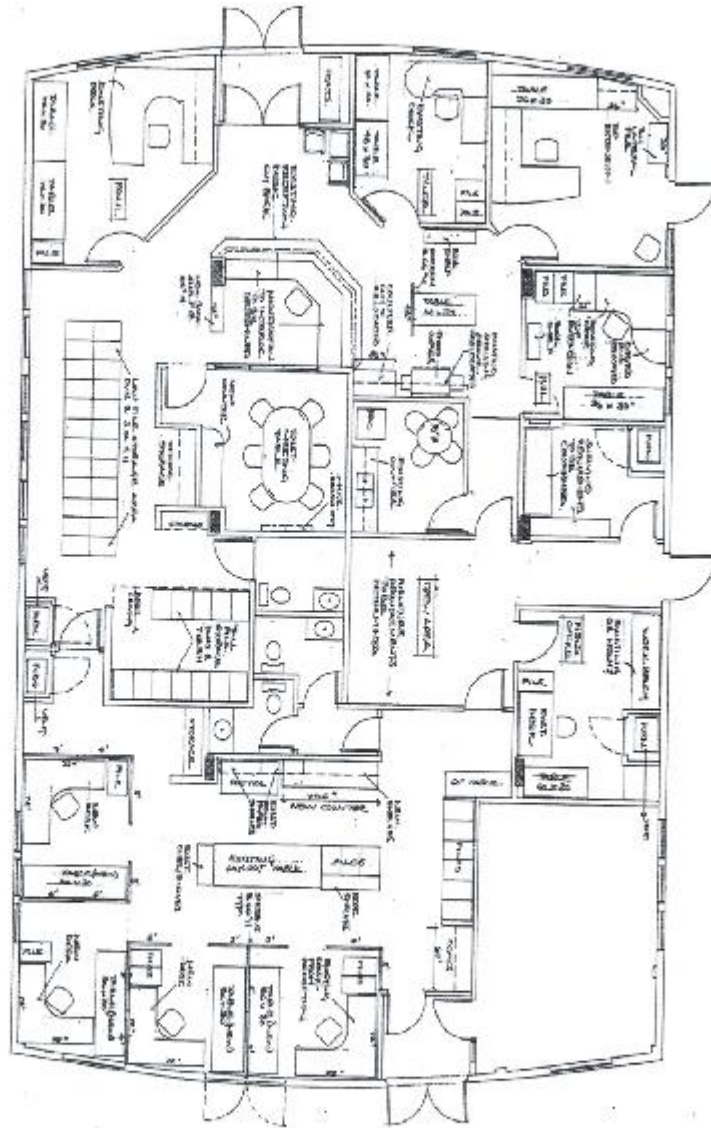
FEATURES:

- **Currently leased to AAA tenant with long term lease**
- **Finished office space next to the Canmore hospital**
- **Includes 11 underground heated parking stalls plus additional surface parking**
- **Located next to hospital, pharmacy and hotels**

Current floor plan and Condo Plan attached

For further details, please call Shawn Biggings 403-678-5744

FLOOR PLAN

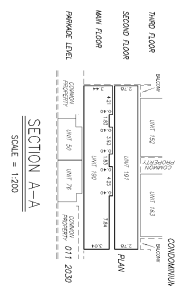


FUTURE PLAN
Scale: 1/4" = 1'-0"

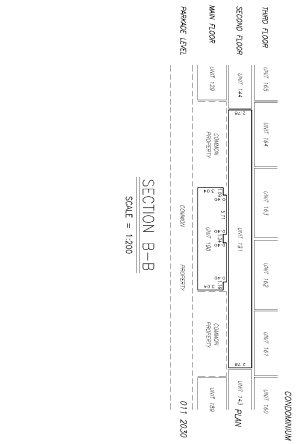
CONDO PLAN

UNIT NUMBER	UNIT FLOOR	UNIT AREA (sq. ft.)
130	130	523
409	130	523
131	130	523
132	130	523
133	130	523
134	130	523
135	130	523
136	130	523
137	130	523
138	130	523
139	130	523
140	130	523
141	130	523
142	130	523
143	130	523
144	130	523
145	130	523
146	130	523
147	130	523
148	130	523
149	130	523
150	130	523

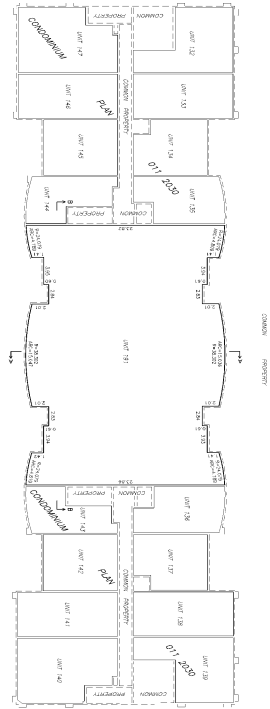
NOTE: THE TOTAL AREA OF THIS CONDOMINIUM PLAN IS 52,300 SQ. FT. THE TOTAL AREA OF THE COMMON AREAS IS 10,000 SQ. FT. THE TOTAL AREA OF THE UNIT AREAS IS 42,300 SQ. FT.



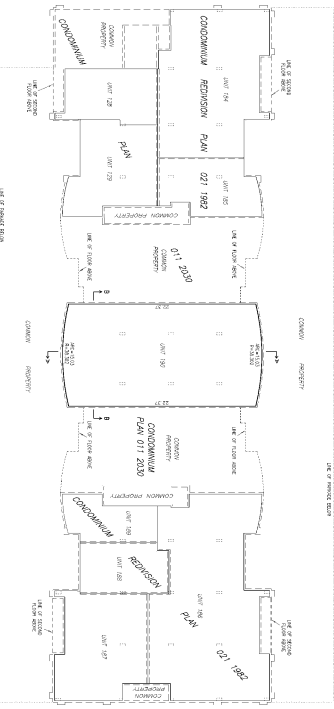
SECTION A-A
SCALE = 1/200



SECTION B-B
SCALE = 1/200



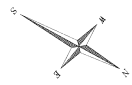
SECOND FLOOR
SCALE = 1/200



MAIN FLOOR
SCALE = 1/200

NOTE: THIS CONDOMINIUM PLAN IS SUBJECT TO THE RECORDATION ACT AND THE CONDOMINIUM ACT. THE CONDOMINIUM PLAN IS SUBJECT TO THE RECORDATION ACT AND THE CONDOMINIUM ACT. THE CONDOMINIUM PLAN IS SUBJECT TO THE RECORDATION ACT AND THE CONDOMINIUM ACT.

LAND SURVEYOR
 PLAN NO. 051 0931
 ORDERED AND FORWARDED
 MARCH 10, 2005
 REGISTERED IN A.S. 051 081 500
 ALBERTA LAND SURVEYOR
 SECTION 1 OF 1



CANNOKE, ALBERTA
CONDOMINIUM PLAN OF REDIVISION
OF UNIT 130
 AND 1688 UNDIVIDED ONE TEN THOUSANDS SHARES
 IN THE COMMON PROPERTY,
CONDOMINIUM PLAN 011 2030
 WITHIN
N.M.1/4 SECTION 33, TOWNSHIP 24,
RANGE 10, W.5M.
 BR: H.D. MOULDER, A.L.S., 2004

SCALE = 1/200
 1" = 20' 0"

LEGEND:
 - - - - - EXISTING CURVE
 - - - - - EXISTING CURVE

NOTES:
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SUBSTRATE:
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REGISTERED DRAWERS:
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LEGAL ATTORNEY:
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ALPINE LAND SURVEY LIMITED
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