



GRASSROOTS
REALTY GROUP

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**218 & 220 Beaver Street
Banff, Alberta**

MLS # A2226003



\$5,450,000

Division: NONE
Type: Hotel/Motel
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,225 sq.ft.
Zoning: RCM

Heating: Baseboard, Forced Air
Floors: -
Roof: Asphalt Shingle
Exterior: -
Water: -
Sewer: -
Inclusions: All furnishings, chattels, electronics, appliances and household items - business and property sold turnkey.

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.24 Acre
Lot Feat: -

Situated on two full town lots in the core of Banff, Alberta—one of Canada's most iconic national park destinations—Beaver Street Cabins presents a singular opportunity for investors seeking both stability and upside in a tightly held market. This legal, B&B Inn licensed hospitality property is forecast to generate \$414,000 in net revenue for 2025 delivering a favourable cap rate in a world renowned resort market. What sets this property apart is its status as one of only eight of B&B Inns licensed in the Town of Banff—an increasingly rare asset due to tightened municipal regulations. The current configuration offers steady income from a collection of well-maintained heritage cabins, beloved by international visitors year-round; currently the cabins have the capacity for 20 guests in one and two bedroom arrangements. Visitors from around the globe visit to ski, hike, explore the mountains, and visit Banff Avenue which is just steps away. In addition to the guest spaces, there is a residential unit for an onsite owner or manager. Beyond its existing income stream, the real potential lies in the site's approved redevelopment pathway. Backed by over \$200,000 in architectural planning and consultations with the Town, future owners have the ability to reimagine the property—retaining a single historic structure while rebuilding the remainder to modern boutique hospitality standards. With zoning and licensing already in place, the groundwork has been laid for a one-of-a-kind repositioning. For investors looking to diversify their portfolio with a high-performing, lifestyle-aligned asset in a location with significant barriers to entry, Beaver Street Cabins is a generational acquisition.