



GRASSROOTS
REALTY GROUP

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**116, 109 Bow Meadow Crescent
Canmore, Alberta**

MLS # A2233602



\$682,395

Division: Elk Run
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,077 sq.ft.
Zoning: Ind 2

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

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

Discover a prime commercial opportunity at 116, 109 Bow Meadow Crescent—a versatile 1,077 sq. ft. commercial bay in Canmore’s sought-after Elk Run district. With local vacancy rates near zero, this unit offers a strategic acquisition for investors or entrepreneurs looking to establish or expand operations. Zoned for a wide range of uses—including brewery/distillery, professional laundry services, contractor facilities, creative studios, warehouse/storage, or premium workshop space—this adaptable unit also allows for discretionary applications, offering added flexibility for specialized business concepts. Located in a professionally managed complex with reasonable condo fees and a strong reserve fund, the property ensures financial stability and predictable operating costs. In a market defined by limited inventory and strong demand, this unit represents a rare chance to secure space in one of Alberta’s most dynamic commercial real estate environments. Whether for immediate business use or long-term investment, this offering delivers both practical utility and strong upside potential.