



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**125 Rainbow Avenue
Banff, Alberta**

MLS # A2249719



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,009 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Enclosed, Secured, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Cleared, Few Trees, Front Yard, Landscaped, Level, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RRA (Rainbow Avenue Distr
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Separate Entrance		

Inclusions: N/A

Prime redevelopment opportunity in the heart of Banff, nestled on a spacious 9,834 square foot lot, with breathtaking views towards the surrounding mountain views, this property offers a rare chance to secure a revenue-generating holding property with exceptional development potential. The land is currently improved with a 4 bedroom home and a detached garage, producing steady rental income. The permitted zoning allows for up to an 8-plex development, and discretionary use provides the possibility for additional development including an apartment complex, subject to town approval. With convenient alley access, a valuable advantage for residents, visitors, and construction access, this lot is well-positioned for a thoughtful multi-family build in one of Canada's most sought-after mountain communities. Whether you're planning your dream build, an investor looking to hold and generate income or a developer ready to bring new housing to the heart of Banff, opportunities like this are rare.