



**GRASSROOTS**  
REALTY GROUP

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

**228 17th Street  
Canmore, Alberta**

**MLS # A2257684**



**\$3,897,000**

**Division:** Teepee Town

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,403 sq.ft.

**Zoning:** TPT-CR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.33 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 3 Fridges, 3 Stoves, 2 Dishwashers, 3 washers, 3 Dryer, All window coverings

This prime 14,403 sq ft development site sits on 2 lots at the west end of the rezoned residential area of TeePee town. Both 228 17th Street and 1621 1st Avenue are included in this sale. Permitted uses include Apartment, townhouse and stacked townhouse. Maximum height could be 12 meters with a potential for 60% site coverage. Presently there are 2 well kept homes and double car garage generating rental income. This site is on the corner of 17th Street and 1st Ave (and alley behind) allowing for the potential for extra windows, views and light as well as more flexibility for design and access. A prime opportunity.