



**GRASSROOTS**  
REALTY GROUP

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**630 CONNAUGHT Drive**  
**Jasper, Alberta**

**MLS # A2280838**



**\$2,450,000**

**Division:** Jasper

**Lot Size:** 0.13 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C1

**Water:** -

**Sewer:** -

**Utilities:** -

An exceptional opportunity to acquire a high-visibility commercial vacant lot in the picturesque mountain town of Jasper, nestled in the world renowned Canadian Rockies. This one-of-a-kind location offers outstanding exposure along Connaught Drive, the community's main thoroughfare, with excellent vehicle and pedestrian traffic year-round driven by strong tourism. Positioned directly across from a large public parking lot, this site benefits from steady foot traffic and convenience for future customers. The lot is ready for development, offering a rare chance to build in a market where commercial land is tightly held and often retained for generations. A truly rare offering in one of Alberta's most iconic and sought after communities.