



GRASSROOTS
REALTY GROUP

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**60 Main Avenue NW
Glenwood, Alberta**

MLS # A2298735



\$100,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 875 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Commercial building in the Village of Glenwood! This property's layout features a large central room with a two-piece bath, office to one side, and a mudroom and storage area at the back—offering flexibility for a wide range of business setups. Glenwood hosts approximately 4,000 people per day during the summer months, driven by nearby campgrounds and close access to Waterton. Visitors already frequent the local bakery, ice cream shop, and library—all within walking distance of this property—creating strong foot traffic and opportunity. This space is ideally suited for a variety of ventures such as a laundromat (high demand for campers and travelers), coffee shop, grab-and-go food spot, boutique retail store, outdoor gear rental, convenience store, or a service-based business like a salon or wellness studio. Bring your business and take advantage of the steady seasonal traffic—set up shop in a community that's ready for more.