



GRASSROOTS
REALTY GROUP

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**8 Industrial Place
Canmore, Alberta**

MLS # A2075843



\$4,999,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,000 sq.ft.
Zoning:	Transition Industrial Dis

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.76 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

This investment property is centrally located on the valley floor in Canmore with close proximity to the Canmore Rec Centre and Canmore Golf & Curling Club. This property gets ample exposure to both foot and car traffic being located on the corner of Industrial Place and 8th Ave. The land footprint is 3/4 acres and there is a steel frame improvement with a footprint of 6000SF with additional mezzanine space. Zoning by the Town of Canmore for this property is the Transition Industrial District (TDI) meaning that there are multiple avenues for future development. Vendor lease back is an option for this sale.