



GRASSROOTS
REALTY GROUP

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**103, 104 Kananaskis Way
Canmore, Alberta**

MLS # A2193696



\$495,000

Division: Bow Valley Trail

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 890 sq.ft.

Zoning: BVT-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Prime Commercial Space in Alpine Meadows & Centrally Located with Titled Underground Parking This versatile 890 sq. ft. commercial unit in Alpine Meadows offers an excellent opportunity for businesses seeking a prime location in Canmore. Centrally situated just off Bow Valley Trail, this space is zoned BVT-G (Bow Valley Trail General Commercial District), allowing for a variety of permitted uses, including retail, office, professional services, medical clinics, personal service businesses, and more. Currently vacant and move-in ready, the unit features a finished open-plan layout with laminate flooring, track lighting, and a private washroom. It also includes one titled underground parking stall and benefits from ample surface and street parking for customers and clients. With a high-visibility location and excellent accessibility, this space is ideal for business owners looking to establish or expand their presence in Canmore. Excerpts from the Land Use Bylaw and condominium plan are available upon request.