



**GRASSROOTS**  
REALTY GROUP

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100, 56 Lincoln Park  
Canmore, Alberta

MLS # A2194381



**\$2,090,000**

**Division:** Bow Valley Trail

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,263 sq.ft.

**Zoning:** BVT-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime commercial opportunity in Canmore's Bow Valley Trail corridor! This expansive, approximately 4,260 sq. ft. commercial condo unit offers exceptional versatility, whether you're looking for a space for your own business or a strategic investment. Currently demised into two separate units—one, approximately 2,885 sq. ft. unit, leased until summer 2025 and the other side, approximately 1,378 sq. ft. unit, available for immediate use—this property provides flexibility for an owner-user or investor. Located just off Bow Valley Trail, it benefits from high visibility without the congestion of downtown, with shared surface parking at the rear and convenient on-street parking at the front. Zoned Bow Valley Trail General (BVT-G), the space accommodates a variety of commercial uses, including retail, dining, medical, and fitness. Whether you're expanding your business or seeking a commercial asset with strong potential, this property offers prime location, flexibility, and investment value. Asking \$2,090,000 + GST