

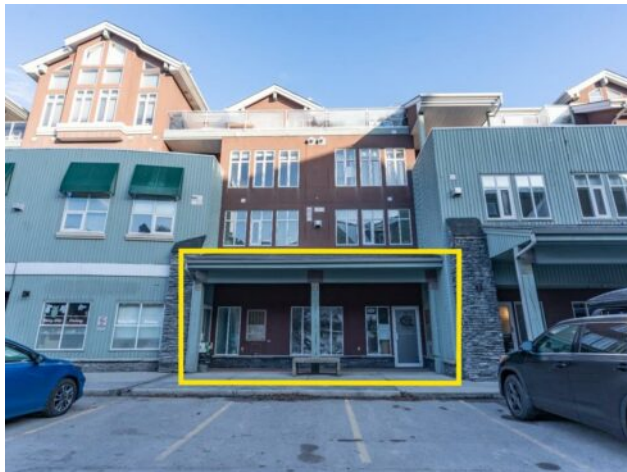


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

109, 1151 sidney Street  
Canmore, Alberta

MLS # A2207616



**\$375,000**

Division: Bow Valley Trail

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,913 sq.ft.

Zoning: c

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Discover an exceptional opportunity to establish your business in the heart of Canmore! This 828 sq. ft. commercial office space is ideally situated in a central location with ample customer parking, ensuring convenience for both clients and staff. Perfect for businesses such as a medical clinic, professional office, accounting firm, or small retail business, this space offers excellent accessibility. Located in a well-maintained building that serves both short-term rental guests and full-time residents, your business will benefit from steady foot traffic and a thriving local and tourist economy. This is a rare opportunity to secure a professional space in one of Alberta's most desirable mountain communities.