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103, 104 KANANASKIS WAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Canmore, Alberta



Listing ID:
29351


MLS ID:
A2193696

\$495,000



 **KRISTEN KYLE**
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 403-678-5890

 103, 104 Kananaskis Way , Canmore , Alberta T1W 2X2

Transaction Type For Sale	Title Fee Simple	Days On Market 138
Zoning BVT-G	Subdivision Bow Valley Trail	Building Type Condo Complex,Low Rise (2-4 stories),Mixed Use
Year Built 2007	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0716230	Building Area (Sq. Ft.) 890.00
Building Area (Sq. M.) 82.68	Inclusions n/a	Restrictions Board Approval
Reports Condo/Strata Bylaws		

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.

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