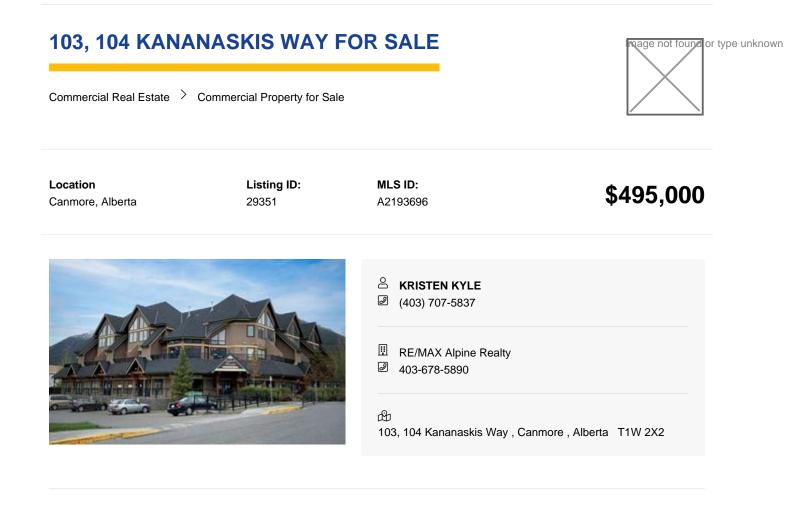


Generated: Jul 1, 2025, 14:49:59

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Transaction Type For Sale

Zoning BVT-G

Year Built 2007

Property Sub Type Mixed Use

Building Area (Sq. M.) 82.68

Reports Condo/Strata Bylaws Title Fee Simple

Subdivision Bow Valley Trail

Structure Type Low Rise (2-4 stories)

Legal Plan 0716230

Inclusions n/a Days On Market

Building Type Condo Complex,Low Rise (2-4 stories),Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 890.00

Restrictions Board Approval

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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