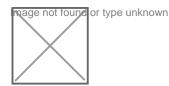


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 100, 56 LINCOLN PARK FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Canmore, Alberta29369A2194381

\$2,090,000



- $\stackrel{\circ}{-}$  KRISTEN KYLE
- (403) 707-5837
- RE/MAX Alpine Realty
- **403-678-5890**
- 100, 56 Lincoln Park , Canmore , Alberta T1W 3E9

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

138

Zoning

BVT-G

Subdivision

Bow Valley Trail

Structure Type

Low Rise (2-4 stories)

Building Type
Commercial Mix

Year Built

2000

Property Type Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

Building Area (Sq. Ft.)

4263.00

Building Area (Sq. M.)

396.04

Roof

0012609

Asphalt Shingle

**Inclusions** 

N/A

**Restrictions**None Known

Reports

Tenancy Schedule, Title

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

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