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100, 56 LINCOLN PARK FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Canmore, Alberta



Listing ID:
29369


MLS ID:
A2194381

\$2,090,000



 **KRISTEN KYLE**
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 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	Building Type Commercial Mix
Year Built 2000	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0012609	Building Area (Sq. Ft.) 4263.00
Building Area (Sq. M.) 396.04	Roof 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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