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218 & 220 BEAVER STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Banff, Alberta



Listing ID:
30807

MLS ID:
A2226003

\$5,000,000



 **CHRISTOPHER VINCENT**
 (403) 254-5315

 Sotheby's International Realty Canada
 403-254-5315

 218 & 220 Beaver Street , Banff , Alberta T1L 1B2

Transaction Type

For Sale

Days On Market

184

Zoning

RCM

Subdivision

NONE

Building Type

See Remarks

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

6719BC

Building Area (Sq. Ft.)

3225.00

Building Area (Sq. M.)

299.61

Lot Size (Sq. Ft.)

10450

Lot Size (Acres)

0.24

Roof

Asphalt Shingle

Foundation

Other

Heating

Baseboard,Forced Air

Inclusions

All furnishings, chattels, electronics, appliances and household items - business and property sold turnkey.

Restrictions

Short Term Rentals Allowed

Reports

Floor Plans

Situated on two full town lots in the core of Banff, Alberta—one of Canada's most iconic national park destinations—Beaver Street Cabins presents a singular opportunity for investors seeking both stability and upside in a tightly held market. This legal, B&B Inn licensed hospitality property is forecast to generate \$341,000 in net revenue for 2025 delivering a favourable cap rate in a world renowned resort market. What sets this property apart is its status as one of only eight of B&B Inns licensed in the Town of Banff—an increasingly rare asset due to tightened municipal regulations. The current configuration offers steady income from a collection of well-maintained heritage cabins, beloved by international visitors year-round; currently the cabins have the capacity for 20 guests in one and two bedroom arrangements. Visitors from around the globe visit to ski, hike, explore the mountains, and visit Banff Avenue which is just steps away. In addition to the guest spaces, there is a residential unit for an onsite owner or manager. Beyond its existing income stream, the real potential lies in the site's approved redevelopment pathway. Backed by over \$200,000 in architectural planning and consultations with the Town, future owners have the ability to reimagine the property—retaining a single historic structure while rebuilding the remainder to modern boutique hospitality standards. With zoning and licensing already in place, the groundwork has been laid for a one-of-a-kind repositioning. For investors looking to diversify their portfolio with a high-performing, lifestyle-aligned asset in a location with significant barriers to entry, Beaver Street Cabins is a generational acquisition.

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