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116, 109 BOW MEADOW CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Canmore, Alberta


Listing ID:
31068


MLS ID:
A2233602

\$682,395



 **COLBY GENOWAY**
 (403) 493-8680

 MaxWell Capital Realty

 116, 109 Bow Meadow Crescent , Canmore , Alberta T1W 2W8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning Ind 2	Subdivision Elk Run	Year Built 2003
Structure Type Industrial	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0410015;24	Building Area (Sq. Ft.) 1077.00	Building Area (Sq. M.) 100.06
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Discover a prime commercial opportunity at 116, 120 Bow Meadow Crescent—a versatile 1,077 sq. ft. commercial bay in Canmore's sought-after Elk Run district. With local vacancy rates near zero, this unit offers a strategic acquisition for investors or entrepreneurs looking to establish or expand operations. Zoned for a wide range of uses—including brewery/distillery, professional laundry services, contractor facilities, creative studios, warehouse/storage, or premium workshop space—this adaptable unit also allows for discretionary applications, offering added flexibility for specialized business concepts. Located in a professionally managed complex with reasonable condo fees and a strong reserve fund, the property ensures financial stability and predictable operating costs. In a market defined by limited inventory and strong demand, this unit represents a rare chance to secure space in one of Alberta's most dynamic commercial real estate environments. Whether for immediate business use or long-term investment, this offering delivers both practical utility and strong upside potential.

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