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## 137 MUSKRAT STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Banff, Alberta

**Listing ID:**  
33581

**MLS ID:**  
A2279199

**\$3,525,000**



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 **137 Muskrat Street , Banff , Alberta T1L 1E6**

Nestled on one of Banff's most desirable residential streets, 137 Muskrat Street presents a rare opportunity to own a licensed and operating bed & breakfast in the heart of Banff National Park with seven bedrooms and 10 bathrooms, and a total square footage of 4,036. This exceptional property combines mountain charm, proven income potential, and an unbeatable location just steps from downtown Banff, the Bow River, and world-class outdoor amenities. The property is thoughtfully configured to operate as a successful B&B, offering inviting guest accommodations that capture the warmth and character visitors seek when staying in the Canadian Rockies. Well-maintained and carefully managed, the property benefits from Banff's strong year-round tourism market, making it an ideal investment for those looking to continue hospitality operations or explore alternative permitted uses. Guests and owners alike enjoy easy access to shops, restaurants, trails, and iconic mountain scenery, all while being situated on a quiet, established street. This is a truly rare offering in a tightly regulated market where licensed accommodation properties are increasingly difficult to secure. Whether you are an investor seeking a turn-key hospitality asset or an owner-operator looking to live and work in one of Canada's most sought-after mountain towns, 137 Muskrat Street represents an outstanding opportunity in the Banff real estate market.

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