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713 9TH STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Canmore, Alberta



Listing ID:
34049


MLS ID:
A2287085

\$4,150,000



 **DORAN KOCIAN**
 (403) 688-4000

 CIR Realty
 403-679-2332

 713 9th Street , Canmore , Alberta T1W 2V7

Transaction Type

For Sale

Days On Market

63

Zoning

TC

Subdivision

Town Centre_Canmore

Structure Type

None

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1095F

Building Area (Sq. Ft.)

0.00

Building Area (Sq. M.)

0.00

Inclusions

N/A

Restrictions

None Known

Reports

Building Plans,Environmental Phase 1

Rare development opportunity one block from Main Street in Canmore. Property includes an approved development permit for four tourist-zoned residential units plus two commercial units on the ground floor. Plans feature four spacious 4-bedroom layouts designed for premium short-term rental use. Each unit includes a private rooftop patio engineered for individual hot tubs, maximizing mountain views and guest appeal. Excellent walkability to Main Street shops, restaurants, trails, and amenities. Limited opportunities remain to develop new tourist accommodation this close to downtown, making this an attractive option for investors and developers.

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