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## 4, 1302 BOW VALLEY TRAIL FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Canmore, Alberta

**Listing ID:**  
34587

**MLS ID:**  
A2296323

**\$569,000**



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 4, 1302 Bow Valley Trail , Canmore , Alberta T1W1N6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Zoning</b> BVT-C	<b>Subdivision</b> Bow Valley Trail	<b>Building Type</b> Condo Complex,Low Rise (2-4 stories),Mixed Use
<b>Year Built</b> 1996	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 9612221	<b>Building Area (Sq. Ft.)</b> 850.00
<b>Building Area (Sq. M.)</b> 78.97	<b>Roof</b> Asphalt Shingle	<b>Access to Property</b> Front and Rear Drive access,Direct Access,Private
<b>Inclusions</b> n/a	<b>Restrictions</b> Board Approval	<b>Reports</b> Condo/Strata Bylaws

Secure a prime commercial asset in the heart of Canmore’s Bow Valley Trail corridor—one of the most active and high-visibility business districts in the Canadian Rockies. Unit 4 at 1302 Bow Valley Trail offers approximately 850 square feet of versatile space within the sought-after Bow Valley Trail Central (BVTC) district, supporting a wide range of retail, service, and wellness-oriented uses. This is a rare opportunity to balance immediate income with long-term flexibility. The unit is currently tenanted through 2027, providing stable cash flow from day one, while the adaptable BVTC zoning allows for future repositioning to suit your own business or evolving investment strategy. Positioned along a high-traffic corridor with strong exposure to both locals and Canmore’s steady stream of visitors, the property benefits from shared front parking and convenient access to downtown without the typical congestion. With market lease rates ranging from \$34 to \$39 per square foot, there is clear upside potential in a supply-constrained commercial market. Whether you’re an investor seeking reliable income or a future owner-occupier planning ahead, this offering delivers the best of both—security today and flexibility tomorrow.

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