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## 1405 & 1409 MOUNTAIN AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Canmore, Alberta



**Listing ID:**  
34620


**MLS ID:**  
A2295117

**\$3,700,000**



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 1405 & 1409 Mountain Avenue , Canmore , Alberta T1W 1M3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 23	<b>Zoning</b> TPT-CR - Medium Density
<b>Subdivision</b> Teepee Town	<b>Building Type</b> Free-Standing	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 1095F
<b>Building Area (Sq. Ft.)</b> 2054.00	<b>Building Area (Sq. M.)</b> 190.82	<b>Lot Size (Sq. Ft.)</b> 15784
<b>Lot Size (Acres)</b> 0.36	<b>Roof</b> Asphalt	<b>Heating</b> Forced Air
<b>Inclusions</b> All appliances, All window coverings	<b>Restrictions</b> Restrictive Covenant	<b>Reports</b> Building Plans, Floor Plans

Rare redevelopment opportunity in the core of Canmore at 1405 & 1409 Mountain Avenue. This exceptional offering spans over 15,700 sqft across three parcels in the Teepee Town Medium Density district, allowing for a range of development options including townhomes, stacked townhomes, or low-rise apartment buildings. Ideally located within walking distance to Main Street, commercial amenities, trail networks, and the Canmore Hospital, this site sits in an area undergoing significant redevelopment and long-term growth. Two existing homes provide strong holding income, currently generating over \$12,000 per month in long-term rental revenue, offering stability while advancing plans. The current owner has completed building drawings and marketing materials for a stacked townhouse development, providing a valuable head start for future redevelopment. With the Town of Canmore advancing Land Use Bylaw updates anticipated in 2027, this is a strategic opportunity to secure a large, centrally located parcel with both immediate income and long-term development upside.

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