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## 103, 104 KANANASKIS WAY FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Canmore, Alberta


**Listing ID:**  
35147


**MLS ID:**  
A2308619

**\$419,850**



 **BRAD HAWKER**  
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 103, 104 Kananaskis Way , Canmore , Alberta T1W2X2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> BVT	<b>Subdivision</b> Bow Valley Trail	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2007	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0716230	<b>Building Area (Sq. Ft.)</b> 922.00
<b>Building Area (Sq. M.)</b> 85.66	<b>Inclusions</b> n/a	<b>Restrictions</b> See Remarks
<b>Reports</b> Floor Plans		

Discover a prime opportunity in this versatile 922 sq. ft. ground-floor commercial suite, where abundant natural light from a Southwest exposure creates a bright and inviting atmosphere. This move-in-ready space is perfectly suited for a professional office with storage, a yoga studio, destination retail, or a café (see permitted and discretionary uses in the TOC Land use By-Law). The interior is thoughtfully finished with laminate flooring, modern track lighting, and a private 2-piece washroom. Exceptional convenience defines this property, offering one titled underground parking stall alongside a wealth of easy-access surface parking for clients right at the front door and on-street parking close by. Please note the condo plan registered size is 1,065 sq. ft.

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