



109 Bow Meadows Crescent Canmore Alberta

\$731,850

Welcome to 120, 109 Bow Meadows Crescent, where an exceptional commercial real estate prospect awaits.

Rare in its offerings and situated in Elk Run this 1077sq. Ft. commercial bay with bay door presents a myriad of possibilities for savvy investors and owner/operators. With Canmore's commercial sector boasting almost 0% vacancy, this unit offers great potential! This property caters to a range of permitted uses:

Brewery/Distillery, Laundry, Contractor Service/Repair hub, an Arts & Crafts Studio, Warehouse, or the ultimate Man/Woman cave. Additionally, there are discretionary uses open for review and application, adding further potential for diversification. Nestled within a well-managed complex with low condo fees and a healthy reserve fund, this property promises a secure and stable investment opportunity. The potential for good revenue streams makes it an attractive prospect for both investors and owner operators. With low inventory and nearly zero percent vacancy in the Canmore commercial sector this property won't last long. Virtual tours show this unit and the adjoining unit which is currently under contract. Access between units will be closed. Do not miss the chance to explore this exclusive commercial opportunity. Contact our associate today to schedule a viewing. (id:6769)

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<http://www.Canmoreabhomes.com>

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