



117 15th Street Canmore Alberta

\$1,750,000

Prime Re-Development Opportunity in Teepee Town This approximately 6,600 square foot lot presents an unparalleled re-development opportunity in the vibrant and evolving Teepee Town area. Currently hosting a two-bedroom house with a legal two-bedroom suite in the lower level, along with a shop and shed, this property offers immediate rental income potential while you plan your development & apply for permits through the Town of Canmore. One of two side by side lots available for purchase (see listing for 121 15th Street too), this site provides a unique chance to secure a larger development footprint. Acquiring the adjacent lots can significantly enhance your development potential and project scale. Zoned TPT-CR-B, this property is situated in the Teepee Town Comprehensive Redevelopment District, specifically in Sub-District B. The zoning supports diverse residential developments including apartments, stacked townhouses, and townhouses, making it ideal for a high-density residential project. The zoning details allow for a variety of permitted uses such as accessory buildings, accessory dwelling units, attached accessory dwelling units, detached apartment buildings, home occupation (Class 1), open space, public utility, townhouses, and stacked townhouses. Additionally, discretionary uses include bed and breakfast associated with detached dwelling, common amenity housing, cultural establishment, day care, employee housing, home occupation (Class 2), and public buildings. This property's zoning and location within the Teepee Town Comprehensive Redevelopment District align perfectly with the Teepee Town Area Redevelopment Plan, encouraging residential and mixed-use redevelopment. The area's redevelopment plan supports the transformation of Teepee Town into a dynamic and desirable neighborhood, with a mix of housing types and community-oriented amenities...

Listing Presented By:

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