



56 Lincoln Park Canmore Alberta

\$2,250,000

Prime commercial opportunity in Canmore's Bow Valley Trail corridor! This expansive, approximately 4,260 sq. ft. commercial condo unit offers exceptional versatility, whether you're looking for a space for your own business or a strategic investment. Currently demised into two separate units--one, approximately 2,885 sq. ft. unit, leased until summer 2025 and the other side, approximately 1,378 sq. ft. unit, available for immediate use--this property provides flexibility for an owner-user or investor. Located just off Bow Valley Trail, it benefits from high visibility without the congestion of downtown, with shared surface parking at the rear and convenient on-street parking at the front. Zoned Bow Valley Trail General (BVT-G), the space accommodates a variety of commercial uses, including retail, dining, medical, and fitness. Whether you're expanding your business or seeking a commercial asset with strong potential, this property offers prime location, flexibility, and investment value. Asking \$2,250,000. (id:6769)

Listing Presented By:



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