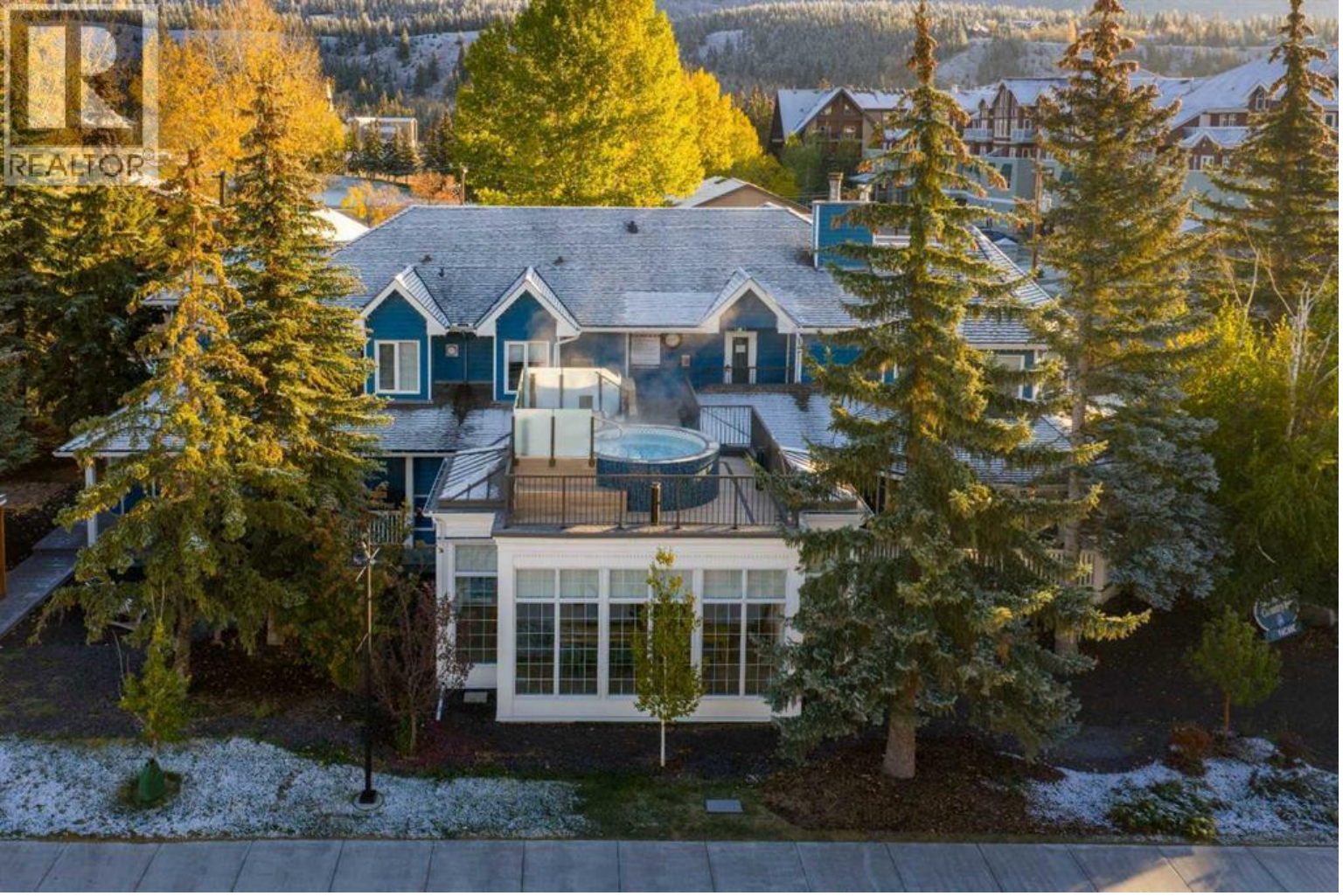


1201 Bow Valley Trail Canmore Alberta

$10,395,000

Established 14-room boutique inn on approx 15,771 sq ft of commercial land in the Bow Valley Trail Central Commercial District (BVT-C). Turnkey operation with experienced management in place, suited to hands-off ownership or an owner-operator model. Substantial recent capital investment in guest areas, wellness amenities and dedicated event space, plus infrastructure upgrades (boiler/heating, electrical, fire protection). The event space creates standalone revenue and drives midweek and shoulder-season room demand. Demonstrated peak-season demand with unused inventory in shoulder season, winter and midweek. 14 dedicated parking stalls plus additional on-site capacity. Development optionality: a 2026 test fit identified approx 23,650 sq ft of allowable FAR and a conceptual 34-room boutique hotel (preliminary, subject to approvals). Financials, occupancy/ADR and NOI available to qualified purchasers under confidentiality (id:6769)

Listing Presented By:

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http://www.canmorehomesforsale.com/

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