

1302 Bow Valley Trail Canmore Alberta

$519,000

Seize a rare opportunity to own prime commercial real estate on Bow Valley Trail in Canmore, Alberta -- one of the most sought-after business districts in the Canadian Rockies. Unit 2 at 1302 Bow Valley Trail offers approximately 850 square feet of versatile, ready for immediate possession to apply for your development permits (if needed) and tenant improvements. Perfectly positioned to serve Canmore's thriving tourism, wellness, and local business economy. Located in the Bow Valley Trail Central (BVTC) commercial district, this vacant unit is ideal for a wide range of office or retail uses, from boutique wellness studios and medical clinics to personal service businesses and specialty retail, with BVTC zoning providing exceptional flexibility to tailor the space to your vision. With area lease rates ranging from $34 to $39 per square foot, purchasing this unit at $519,900 represents a compelling investment opportunity whether you're an owner-operator looking to establish your Canmore business or an investor seeking strong rental income potential in a high-demand mountain town market. The unit benefits from a shared front parking lot for convenient customer and client access, and Canmore's Bow Valley Trail sees consistent high traffic from both residents and the millions of tourists who visit the Bow Valley each year. Walkable from the high volume tourist districts and Canmore's bustling downtown without the parking struggles! (id:6769)

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