

633 8th Street Canmore Alberta

$3,590,000

633 Main Street provides a uniquely rare opportunity to develop this 6,594 square foot lot (50' x 132') on one of the most sought-after commercial addresses in the Canadian Rockies, in the heart of downtown Canmore. With mountain town charm, world-class tourism, and a thriving year-round economy as your backdrop, opportunities of this caliber simply do not come to market often. The property is zoned Town Centre (TC), offering one of the most flexible land use designations available in Canmore. Permitted uses include apartment buildings, eating and drinking establishments, visitor accommodation, retail sales, financial institutions, medical clinics, cultural establishments, and more -- making this an exceptional canvas for a mixed-use development that captures both commercial and residential demand. Discretionary uses further expand the development potential, encompassing office space, athletic and recreational facilities, educational institutions, and additional hospitality-oriented uses. The site is currently occupied by tenant in the existing 963 square foot building and three seasonal tenants, providing holding income while you advance your development plans. Whether your vision is a landmark mixed-use building, visitor accommodation, or premier retail and residential development, 633 Main Street delivers the location, zoning, and lot size to make it a reality. Do not miss your chance to plant your flag in downtown Canmore. (id:6769)

Listing Presented By:

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