

734738 10th Street Canmore Alberta

$16,800,000

A truly rare investment opportunity in the heart of downtown Canmore. Four individual lots are being offered together as one exceptional development package, comprising more than 26,000 sq. ft. of land just one block from Main Street.Positioned within Canmore's Town Centre district, the property offers outstanding redevelopment potential in one of the community's most desirable and highly visible locations. Current zoning provides for commercial uses at street level, creating opportunities for restaurants, cafes, retail, professional services, and other businesses, with the potential for visitor accommodation above, subject to municipal requirements and approvals.For an investor or developer, this is an opportunity to create a landmark mixed-use project within walking distance of Main Street, restaurants, shops, the Bow River, pathway system, and everything downtown Canmore has to offer.With four adjoining parcels, a substantial combined site area, and an increasingly limited supply of large-scale development land in the town centre, opportunities of this size and location are exceptionally difficult to replicate. (id:6769)

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
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