



**633 8th Street
Canmore, Alberta**

MLS # A2296181



\$3,590,000

Division: Town Centre_Canmore

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 963 sq.ft.

Zoning: TC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Seize this rare and coveted opportunity to develop in the heart of downtown Canmore. Located mid-block on the iconic Main Street corridor, 633 Main Street presents a 6,594 square foot lot (50' x 132') in one of the most sought-after commercial addresses in the Canadian Rockies. 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 and permissive 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. Currently housing with a 963 square foot older building, the site is occupied by a tenant with a lease in place through December 31, 2028, 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.