



GRASSROOTS
REALTY GROUP

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**4, 1302 Bow Valley Trail
Canmore, Alberta**

MLS # A2296323



\$569,000

Division: Bow Valley Trail

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 850 sq.ft.

Zoning: BVT-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Secure a prime commercial asset in the heart of Canmore's Bow Valley Trail corridor—one of the most active and high-visibility business districts in the Canadian Rockies. Unit 4 at 1302 Bow Valley Trail offers approximately 850 square feet of versatile space within the sought-after Bow Valley Trail Central (BVTC) district, supporting a wide range of retail, service, and wellness-oriented uses. This is a rare opportunity to balance immediate income with long-term flexibility. The unit is currently tenanted through 2027, providing stable cash flow from day one, while the adaptable BVTC zoning allows for future repositioning to suit your own business or evolving investment strategy. Positioned along a high-traffic corridor with strong exposure to both locals and Canmore's steady stream of visitors, the property benefits from shared front parking and convenient access to downtown without the typical congestion. With market lease rates ranging from \$34 to \$39 per square foot, there is clear upside potential in a supply-constrained commercial market. Whether you're an investor seeking reliable income or a future owner-occupier planning ahead, this offering delivers the best of both—security today and flexibility tomorrow.