



**GRASSROOTS**  
REALTY GROUP

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**104 + 105, 112 Kananaskis Way  
Canmore, Alberta**

**MLS # A2324917**



**\$949,900**

**Division:** Bow Valley Trail

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Highwood Village Phase II

**Bus. Name:** -

**Size:** 1,025 sq.ft.

**Zoning:** BVT-G

**Heating:** Baseboard, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Stone, Stucco, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, washer and dryer, 2 tables in kitchen, cabinet in bathroom, shelving in storage room.

This property presents a strong commercial investment and business opportunity along the busy Bow Valley Trail corridor. These two individual units are currently occupied by an operating pet grooming business, with the owner open to including the business in the sale or providing vacant possession to a purchaser. This site benefits from excellent visibility and consistent foot traffic generated by both local residents seeking convenient services and visitors to the Canadian Rockies. The BVT-G zoning designation forms the core of Canmore's visitor accommodation outside the resorts and supports a range of commercial uses, including personal service businesses such as the current grooming operation, retail sales, eating and drinking establishments, and other visitor-oriented services that serve residents and tourists. The combined interior area of 1,025 square feet is currently configured with a reception area, laundry facilities that support service-based activities, storage space for equipment and inventory, and a washroom, providing a functional and adaptable layout ready for immediate occupancy or reconfiguration. The two-unit configuration provides adaptability for a range of uses and makes the property suitable for a variety of business models or as a stable investment generating reliable rental revenue in Canmore's commercial market. The location with access to trails, amenities, and tourism traffic supports ongoing demand for services and retail in the broader tourism economy. This asset offers a practical and versatile opportunity for entrepreneurs seeking a turnkey commercial space or investors looking for a versatile property with multiple operational or income options in an established high-demand mountain community.

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