



GRASSROOTS
REALTY GROUP

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**104, 512 Bow Valley Trail
Canmore, Alberta**

MLS # A2332315



\$770,000

Division: Bow Valley Trail

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,365 sq.ft.

Zoning: BVT-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Stone, Stucco, Wood Frame, Wood Siding

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Own your commercial space and stop paying someone else's mortgage. This versatile 1,365 sq. ft. property offers an excellent investment opportunity or the perfect location for your own business. Zoning also potentially supports conversion to a short term rental accommodation. Currently configured as two separate office units with four exterior entrances, the property generates solid rental income while providing exceptional flexibility. The current tenants have approximately 6 months and just over 1 year remaining on their leases and may be interested in negotiating longer terms. Ideally located on Bow Valley Trail, the property offers outstanding street exposure directly across from the many hotels along Kananaskis Way and beside a busy gas station, providing excellent visibility and consistent traffic. The property also includes three designated parking stalls. The front unit features an inviting reception area, two private offices, a spacious boardroom, an open workspace with room for three additional desks, and a convenient kitchenette. A separate entrance directly into the boardroom adds even more flexibility for clients, staff, or shared occupancy. The rear unit includes two private offices, a kitchenette, and two separate entrances, making it ideal for a variety of business uses. Subject to Town approval, permitted uses may include retail, a liquor store, medical or professional offices, short term rental, convenience store, storage, and many other commercial uses. Listing Realtor has an interest in the property.