



GRASSROOTS
REALTY GROUP

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113, 829 10 Street
Canmore, Alberta

MLS # A2342805



\$1,199,000

Division: Town Centre_Canmore

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,042 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

For more information, please click the "More Information" button. A rare opportunity to own net lease commercial space in downtown Canmore. Unit 113 is a 2,043 sq ft street-level commercial condominium at 829 10 Street, in the Town Centre (TC) District, with full street-facing glazing and excellent pedestrian exposure. Currently operating as a retail lighting showroom, the space features exposed concrete ceilings, an open floor plan, and generous natural light ready for a new owner-user or investor to make it their own. With Three Sisters Mountain Village's ~300,000 sq ft Gateway development being lease-only, this is one of very few places left in Canmore's core where a business can own its own premises instead of renting. Vendor financing is available. The unit may also be divided into two units of approximately 1,020 sq ft each, subject to condominium board approval, offering flexibility for a buyer who wants a smaller footprint or wishes to lease out a portion. Property Details: 2,043 sq ft, Town Centre (TC) District zoning. Permitted uses: retail, F&B, personal service business, medical/health clinic (subject to condo bylaws).