

RARE STREETFRONT RETAIL  
CONDO FOR SALE

# CANMORE PLACE RETAIL CONDO

#113, 829 10 STREET  
CANMORE, ALBERTA



CUSHMAN &  
WAKEFIELD



# CANMORE PLACE RETAIL CONDO

## About the Property

Legal Address:	Condo Plan 0813748; Unit 34
Unit Size:	2,042 sf + storage area
Unit Dimensions:	36'4" x 56'6"
Zoning:	Town Centre District
Condo Fees (2025):	\$13,405.88 (yearly, incl. gst)
Property Taxes (est. 2025):	\$13,554.00 (yearly, incl. gst)
Sale Price:	\$1,245,000

## Property Highlights

- Excellent visibility and accessibility in a high pedestrian and vehicle traffic area.
- Versatile layout for a variety of retail or service-based businesses.
- Prime signage exposure along 10 Street.
- Street parking available directly in front of the unit plus a massive public lot directly adjacent.
- Steps away from restaurants, shops, hotels, outdoor attractions, and more.
- Large windows and 12'5" - 13'7" ceilings throughout.





## About Canmore

Nestled in the heart of the Canadian Rockies, Canmore is a vibrant and growing community that seamlessly blends small-town charm with world-class amenities. Renowned for its breathtaking scenery, outdoor recreation, and thriving tourism industry, Canmore offers an unparalleled setting for businesses looking to establish or expand their presence.



As one of Alberta's premier mountain destinations, Canmore attracts millions of visitors year-round, drawn by its stunning landscapes, endless hiking and biking trails, ski resorts, and a dynamic arts and culture scene.

With a strong local economy supported by tourism, hospitality, and professional services, the town provides a stable and growing market for retailers and service providers alike.

Beyond tourism, Canmore is home to a rapidly growing population of residents who value quality living, sustainability, and a strong sense of community. With a high median household income and a strong support system for local businesses, Canmore is an ideal place to reach both visitors and year-round clientele.

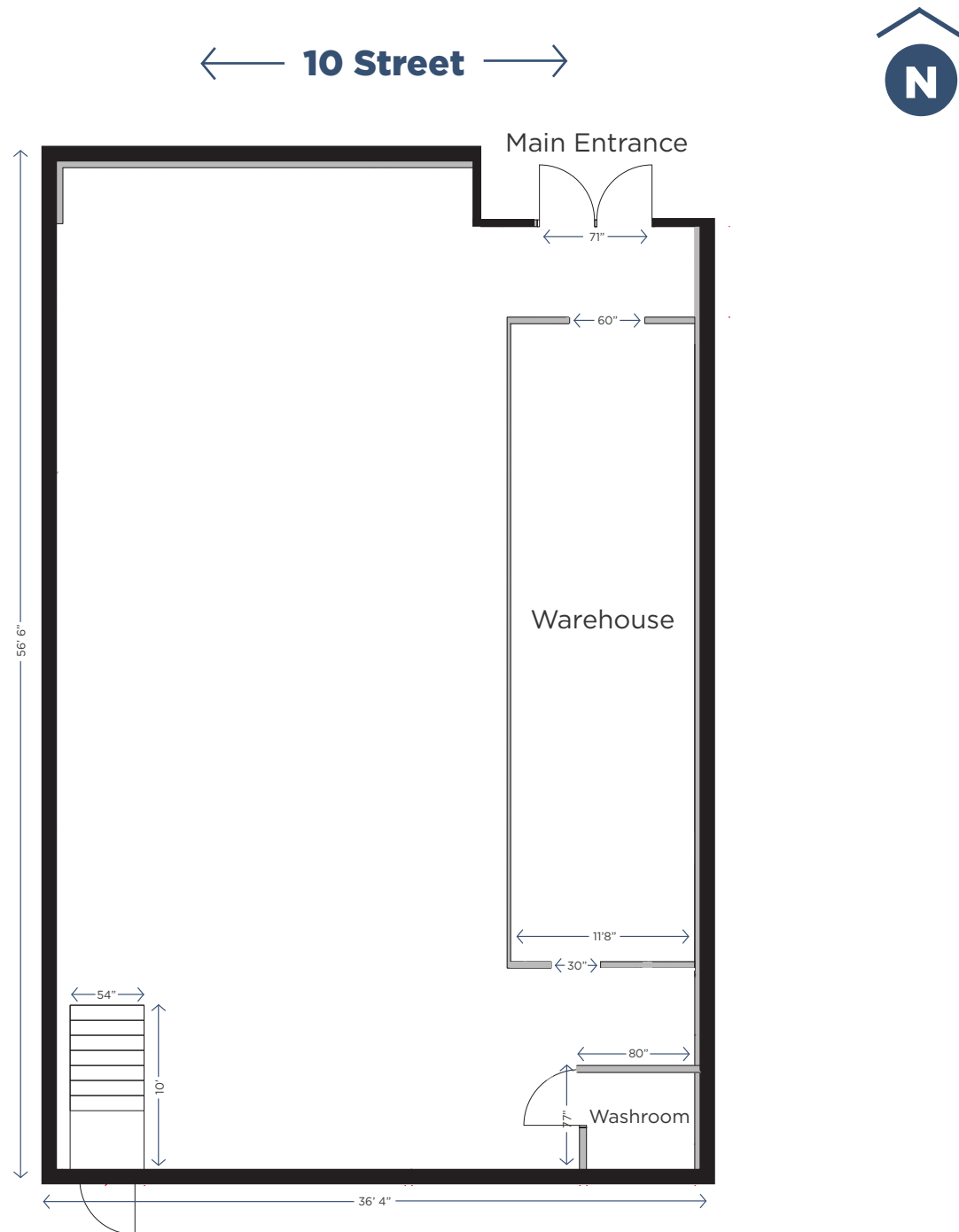
Whether you're launching a new venture or expanding an existing brand, Canmore offers a unique and dynamic business environment with high foot traffic, an engaged consumer base, and a one-of-a-kind setting that enhances any retail experience. Secure your space in one of Alberta's most desirable locations and be part of a thriving business community in the heart of the Rockies.

# CANMORE PLACE RETAIL CONDO

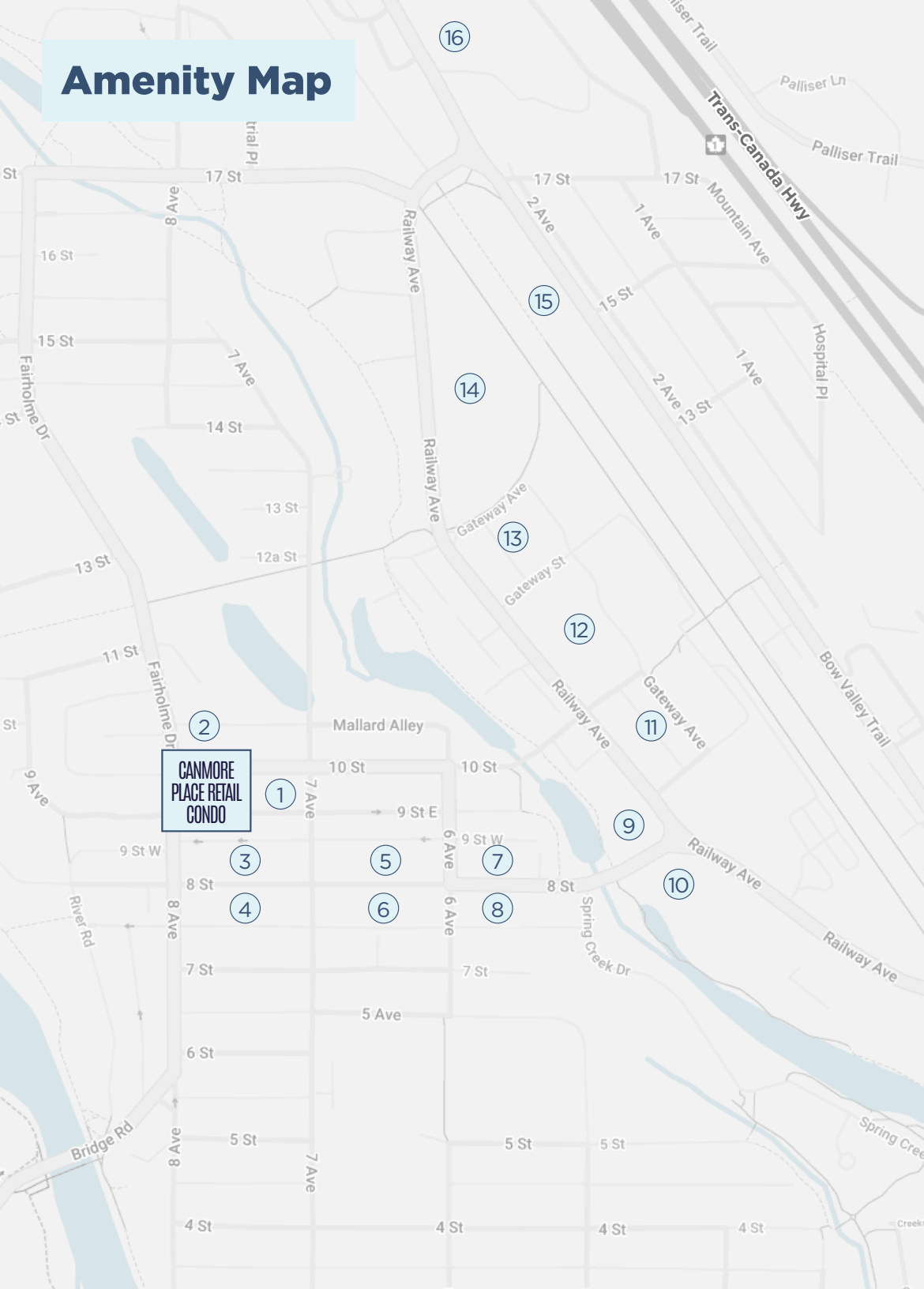
## Unit 113: 2,042 sf

### Permitted uses include:

- Arts and crafts studio
- Cultural establishment
- Restaurant
- Financial institution
- Medical clinic
- Personal service business
- And more



## Amenity Map



## Amenities

- ① Panago Pizza, Ramen Arashi, JK Bakery Cafe
- ② Rocky Mountain Flatbread Co
- ③ Rocky Mountain Bagel Company, The Wood Restaurant & Lounge, Cafe Books, Bow Valley Credit Union
- ④ Big Bear Trading Company, Flirty Bird Nashville Hot Chicken, BeaverTails, Eclipse Coffee Roasters, Rusticana Grocery & Deli
- ⑤ CIBC, The Canmore Hostel, 1890 Smokehouse, The Local - Eatery & Bar, Bella Crusta
- ⑥ Murrieta's, Beamer's Coffee Bar, Fergus & Bix, Graze Food & Drink, BMO
- ⑦ The Grizzly Paw Pub, Lamphouse Hotel, Where the Buffalo Roam Saloon
- ⑧ Gaucho Brazilian Barbecue, The Tin Box, The Uprising Bake Shop
- ⑨ Shoppers Drug Mart, The Drake Pub
- ⑩ Rose & Crown, Elita Restaurant, Esso
- ⑪ Save-On-Foods, Tim Hortons, RBC
- ⑫ Canadian Tire, Canmore Crossing Hotel, Pizza Hut, Scotiabank
- ⑬ Safeway, Starbucks, Canmore Brewing Company
- ⑭ Boston Pizza, Subway, Dairy Queen
- ⑮ Northwinds Hotel, The Bankhead Restaurant
- ⑯ Canmore Rocky Mountain Inn, Pocaterra Inn, Tim Hortons, McDonalds



# CANMORE PLACE RETAIL CONDO

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