

101, 1200 2nd Avenue  
Canmore, Alberta

MLS # A2262962



## \$995,000

**Division:** Teepee Town

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Raven's Peak

**Bus. Name:** -

**Size:** 826 sq.ft.

**Zoning:** TPT-CR Area "C"

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Step inside and you'll immediately understand what makes this space special. Floor-to-ceiling windows flood the interior with natural light while framing panoramic views of Canmore's most iconic peaks. Not just mountains in the background &ndash; but part of your daily business landscape, creating an atmosphere that customers will want to experience again and again. The sun soaked patio offers space for more tables to sit and enjoy the surroundings. Maximum exposure facing Bow Valley Trail, one of Canmore's busiest thoroughfares. This location sees constant foot and vehicle traffic from locals and visitors alike. Surrounded by hotels and multiple vacation rentals directly in the complex and surrounding, and right next to the hospital in a neighbourhood experiencing genuine revitalization. New development and investment is breathing fresh life into this area making it one of Canmore's most desired communities for commercial investment. Only minutes to the grocery stores, trails, elevation place and downtown, ensuring maximum visibility and year round traffic. Designed by the award-winning Sturgess Architecture, the contemporary design follows the silhouette of the surrounding mountain peaks. The geothermal heating system means lower operating costs and a smaller environmental footprint &ndash; practical benefits that align with green values and your bottom line. The space lends itself beautifully to a caf  , restaurant, or any food and beverage concept, though the possibilities extend far beyond that with multiple approved and discretionary uses. With these views and this prime location, you're limited only by imagination. See Land Use By Law and TeePee Town ARP in documents.