



Mountain Living Real Estate Team
Dean Cooper & Luke Holland

CANMORE PLACE

#113, 829 10 STREET

Prime Streetfront Retail Condo in the Heart of Canmore





A rare opportunity to secure premium retail space in one of Alberta's most sought-after mountain destinations

Step into a space where your business is surrounded by beauty, energy, and opportunity. Located in the vibrant core of Canmore, this street-level retail condo offers unmatched visibility, year-round pedestrian traffic, and a setting that inspires both locals and visitors to linger. Whether you're building a brand, expanding a concept, or investing in a high-demand market, this property delivers the location and versatility to make it happen.

HIGHLIGHTS

High Exposure – Prime 10 Street frontage in the heart of downtown Canmore

Versatile Space – Flexible open layout suits retail, service, or hospitality

Soaring Ceilings – 12'5" - 13'7" ceiling height for an airy, open feel

Parking Options – Street parking at your door plus adjacent public lot

Great Location – Steps from hotels, restaurants, shops, and outdoor attractions

PROPERTY DETAILS



Property Overview:

Unit Size: 2,042 sq ft + storage area

Dimensions: 36'4" x 56'6"

Ceiling Height: 12'5" – 13'7"

Zoning: Town Centre District

Condo Fees (2025): \$13,405.88/year (incl. GST)

Property Taxes (est. 2025): \$13,554/year (incl. GST)

Permitted Uses Include:

Arts & crafts studio, cultural establishment, restaurant, financial institution, medical clinic, personal services, and more.

With flexible zoning and a bright, open interior, the possibilities here are as limitless as your vision.

WHY CANMORE?

A WORLD-CLASS DESTINATION
AT YOUR DOORSTEP

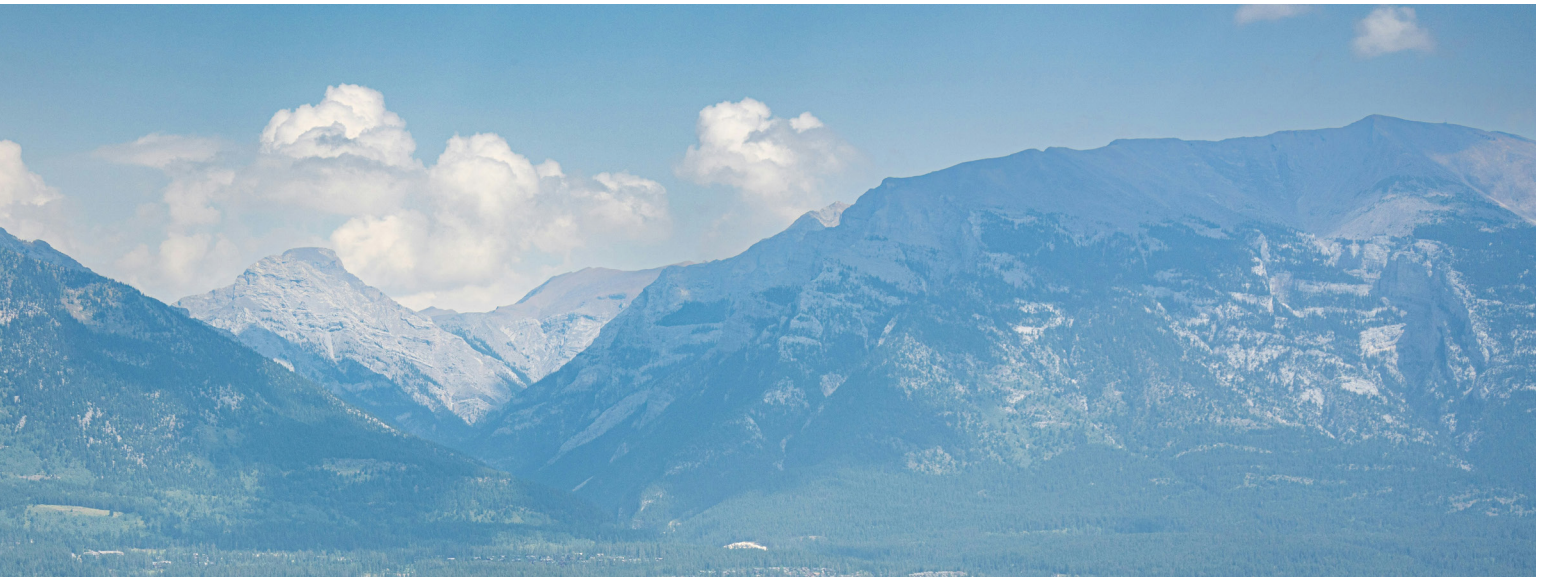


Set against the backdrop of the Canadian Rockies, Canmore is more than a mountain town — it's a thriving hub for tourism, recreation, and business. Millions of visitors flock here each year for hiking, biking, skiing, dining, and arts events, while a growing year-round population fuels consistent local demand.



BY THE NUMBERS

- 5+ million visitors annually
- Median household income: \$121,000+
- Population growth: Among Alberta's fastest-growing communities



AT THE CENTRE OF IT ALL

This property sits among some of Canmore's most popular destinations – from boutique retailers and cozy cafés to well-known restaurants and essential services. Your customers will be just steps away, whether they're locals running errands, hotel guests looking for a bite to eat, or day-trippers strolling the streets.

Nearby Amenities Include:

Dining & Cafés: Rocky Mountain Flatbread Co., Ramen Arashi, JK Bakery, Gaucho Brazilian BBQ, Eclipse Coffee Roasters

Shops & Services: Big Bear Trading Co., Rusticana Grocery, The Tin Box

Hotels: Lamphouse Hotel, Northwinds Hotel, Canmore Crossing Hotel

Banks: RBC, CIBC, BMO, Bow Valley Credit Union

In Canmore, your business benefits from steady local support and seasonal surges of visitors ready to explore, shop, and spend.

Your Business Belongs Here.



With its prime location, flexible layout, and high visibility, this space is perfectly suited for:

Boutique Retail – Attract tourists and locals alike with unique products

Café/Bakery – Take advantage of the bustling morning and afternoon foot traffic

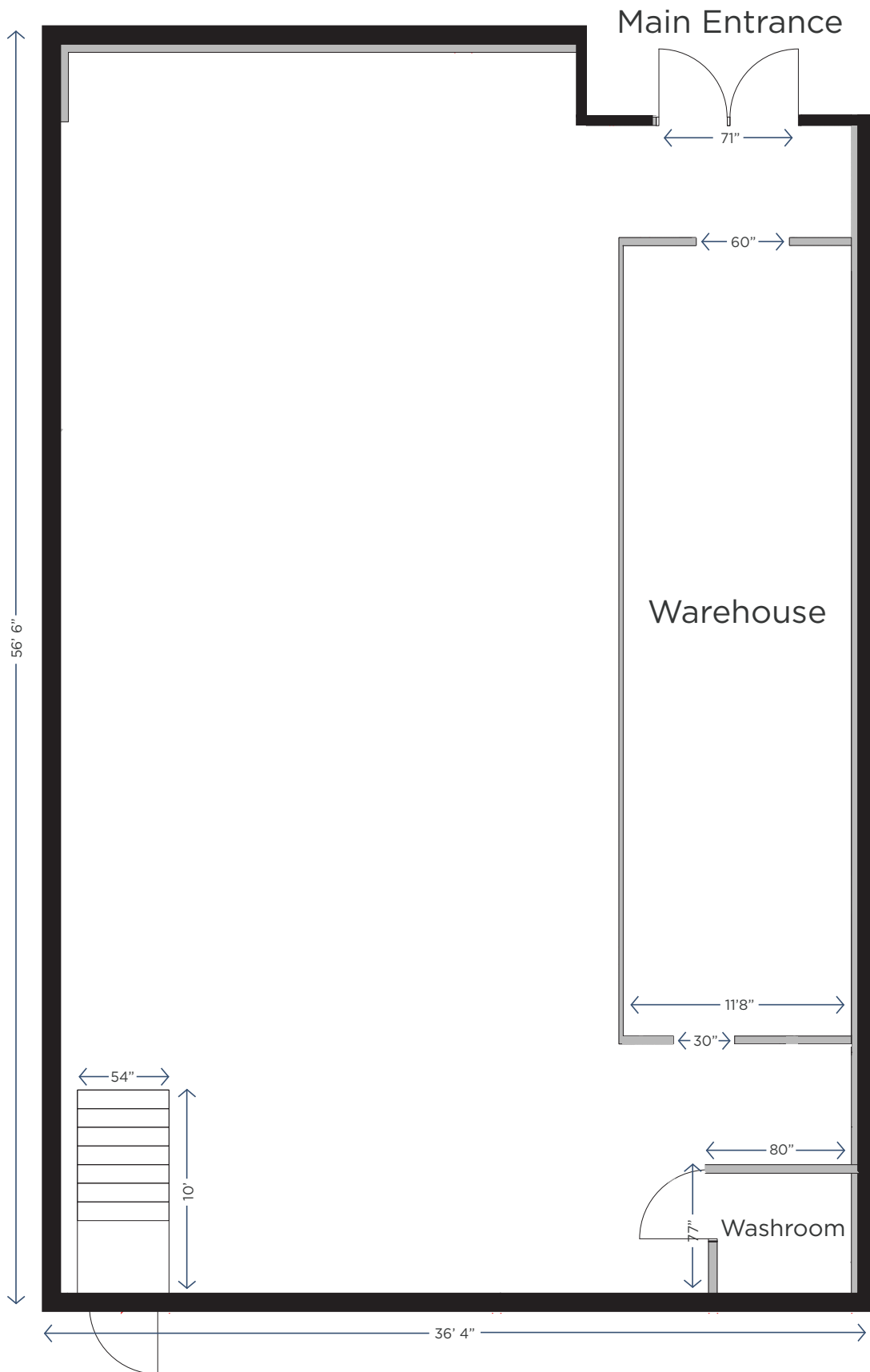
Health & Wellness Studio – Serve a community that values active, healthy living

Professional Office – Create a welcoming, central hub for your clients

Medical or Clinic Space – Offer convenient access for residents and visitors

Restaurant or Bistro – Join Canmore's celebrated dining scene

← 10 Street →



Whatever your vision, it belongs in the heart of Canmore.



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