PRIME SPACE ON MAIN STREET

UP TO 8,120 SQ.FT. FOR LEASE | 901 8TH STREET, CANMORE

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#401 - 3007 14th Street SW
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Avison Young (Canada) Inc.

4300, 525 - 8th Avenue SW
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PROPERTY OVERVIEW

This redevelopment is strategically located on 8th Street, a prime retail corridor designed to maximize foot traffic and visibility—making it an exceptional opportunity for retail and dining. With a striking façade of expansive glass windows, warm wood paneling, and bold black metal accents, the space exudes modern alpine charm, seamlessly complementing Canmore's scenic mountain landscape. A standout destination for both locals and tourists alike.

Rentable Area	Up to 8,120 sq.ft. + 1,243 Rooftop Patio
Basic Rent	Market
Est. Op. Costs	$14 per sq.ft.

Total Building Area	12,301
Property Type	Restaurant/Retail
Potential Units	7
Loading Docks	1
Number of Stories	2
Parking	7 On-Site Surface Stalls + Ample Street Parking

PROPOSED FLOOR PLAN

Level 1

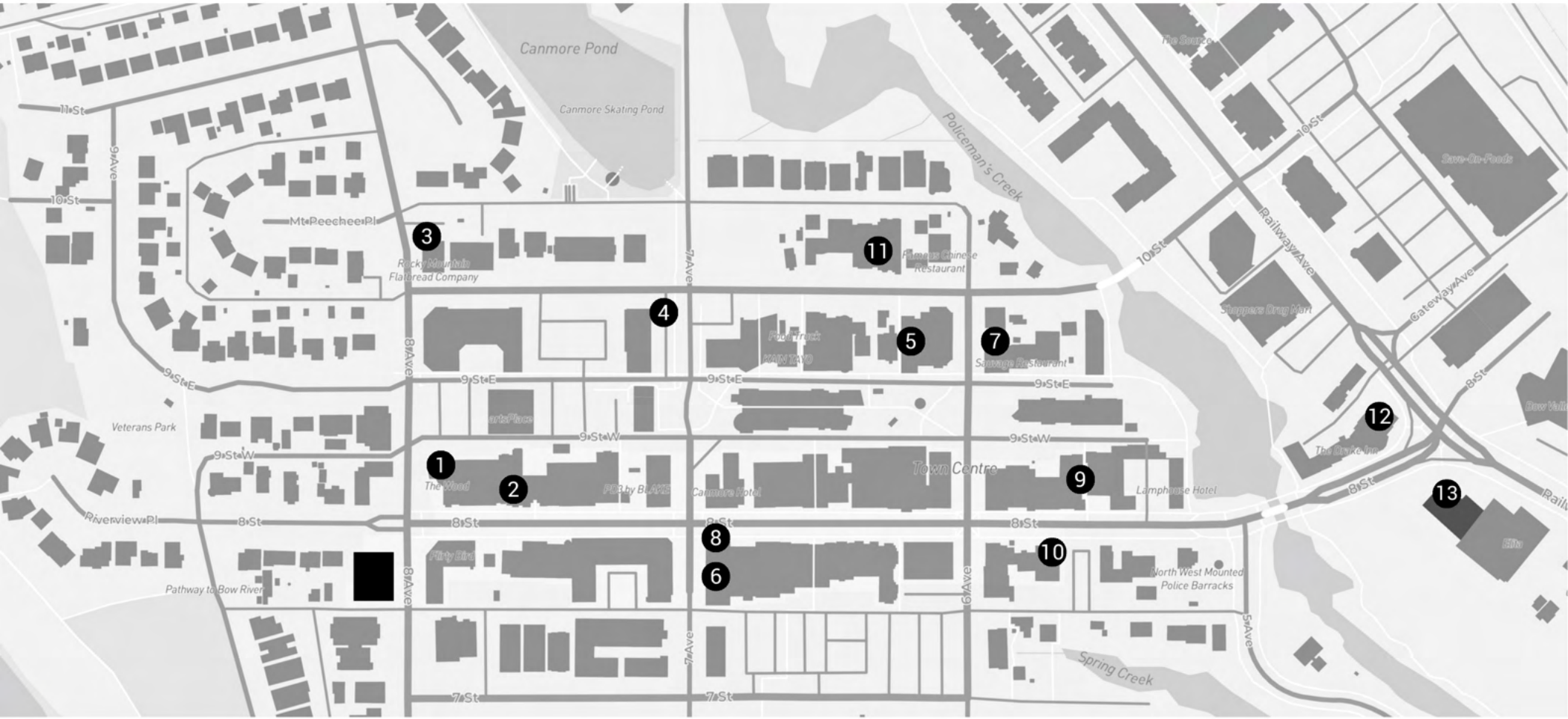
CRU A	2,938 sq.ft. - LEASED
CRU B	2,385 sq.ft. - Under Offer
CRU C	512 sq.ft.

Level 2

CRU C	5,223 sq.ft.
Outdoor Patio	1,243 sq.ft.

The proposed floor plan features two CRUs (A & B) on the main level. Additionally, a top-floor restaurant with an outdoor patio and main floor landing entry way.

Values are approximate targets and will be verified after the buildings expansion



1. The Wood Restaurant and Lounge
2. Rocky Mountain Bagel Company
3. Rocky Mountain Flatbread Co.
4. Ramen Arashi
5. Tavern 1883
6. Fergus & Brix Canmore
7. Sauvage Restaurant
8. Murrieta's Mountain Bar & Grill
9. Grizzly Paw
10. Gaucho Brazillian Barbecue
11. Harvest Cafe
12. The Drake Pub
13. Rose and Crown Resturant and Pub

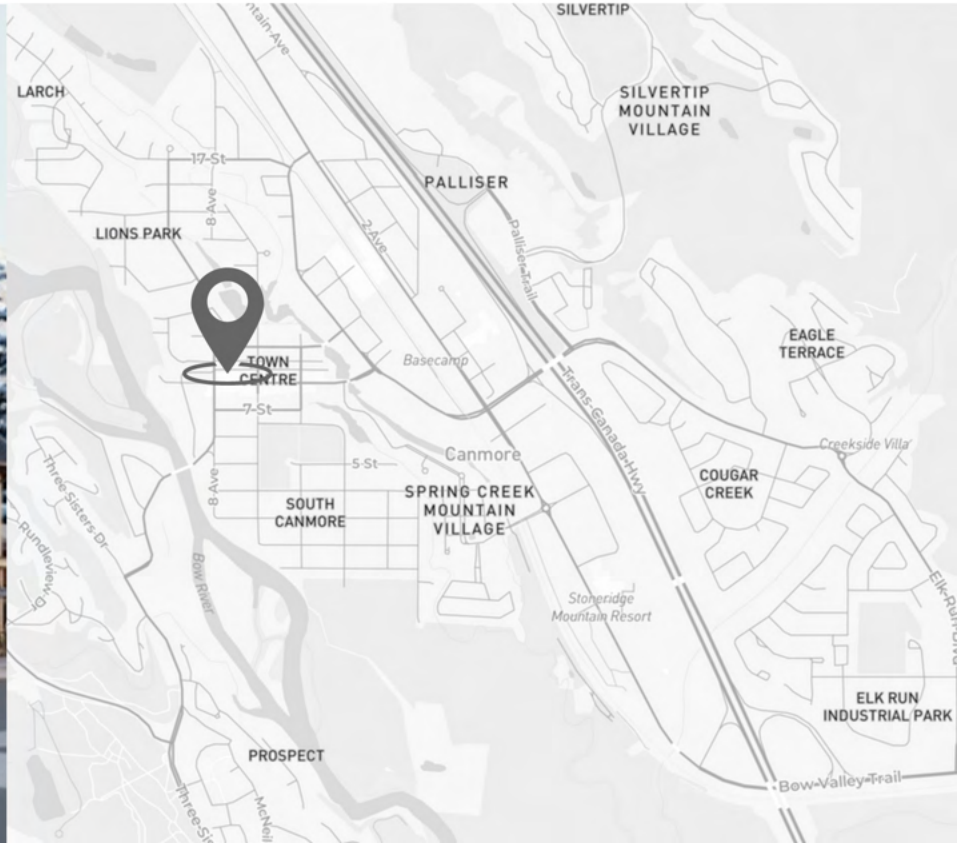
DEMOGRAPHICS OF CANMORE

Avg. Household Income $141,200 per annum (~$31k above Alberta avg.)

The average household is a dual-income household with 1-2 dependents

Thriving Industries: Tourism & Hospitality, Retail & Services, Arts & Entertainment.

Approximate Population: 17, 792 with an annual increase of ~3%



CONTACT US

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