

BRAND NEW RETAIL UNIT FOR LEASE CANMORE

KPLI GLOBAL



802 10 Street, Canmore

Property Details

Term: 5 years
Rent: Market
Operating Cost: TBC

Rentable area:
approx 1,034sqft

Availability: March 2027

Comments

A rare opportunity to secure brand new, purpose-built ground floor retail in one of Alberta's most supply-constrained commercial markets. The unit offers approximately 1,034 square feet of shell space with frontage onto 10 Street, at a controlled stop sign intersection, providing strong visibility to both vehicle and pedestrian traffic year-round.

New construction retail in Canmore is seldom available. The additional availability of a headlease makes this an uncommonly strong leasing proposition for a retail user.



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Retail Space: Approx 1,244 Sqft

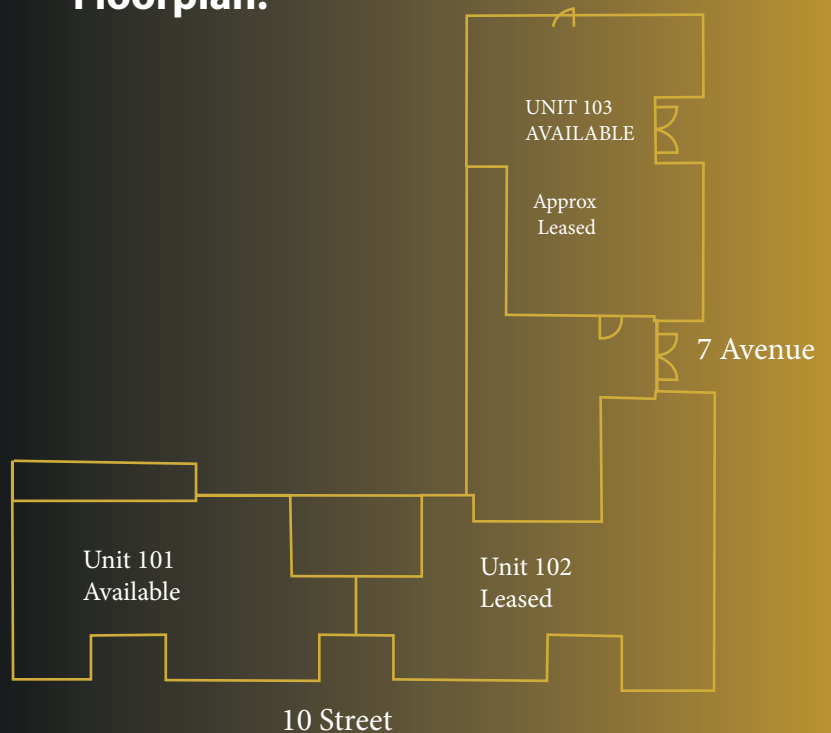


Location:

The unit is located on 10 Street approximately two blocks from Canmore's downtown pedestrian zone and main street retail core, offering convenient access for both vehicle and pedestrian traffic. The building sits directly opposite the town's principal downtown parking facility, supporting strong drive-to visitation from the local population.

The property is adjacent to Basecamp's newly developed short term rental building, with additional STR units within the building above the commercial space, providing consistent tourist foot traffic alongside the established local catchment. The site backs onto a scenic pond, a distinguishing amenity for a commercial address in this market.

Floorplan:





Location:

