

FOR SALE



Units 4 and/or 2 – 1302 Bow Valley Trail, Canmore, Alberta

Asking prices:

Bay 4-1302-Bow Valley Trail \$599,000

Bay 2-1302-Bow Valley Trail \$525,000

PROPERTY PROFILE

- **Approximately 850 sf each, condo plan attached**
- **Suitable office or retail**
- **Unit 2 is vacant**
- **Unit 4 is tenant occupied**
- **Shared front parking lot**
- **Basic rent rates in the area range from \$34/sf to \$39/sf**
- **Zoned Bow Valley Trail Central (BVTC), excerpt of bylaw attached**

For further information, please contact: Shawn Biggings, broker 403-678-5744

Information contained herein was obtained from sources which we deem reliable and while thought to be correct is not guaranteed

2.33 BVT –C - Bow Valley Trail Central Commercial District [2014-07] This district is intended to complement, not compete with, the downtown area to facilitate the expansion of the health and wellness sector of our economy, and to provide services to visitors and residents of Canmore.

2.33.2 Permitted Uses

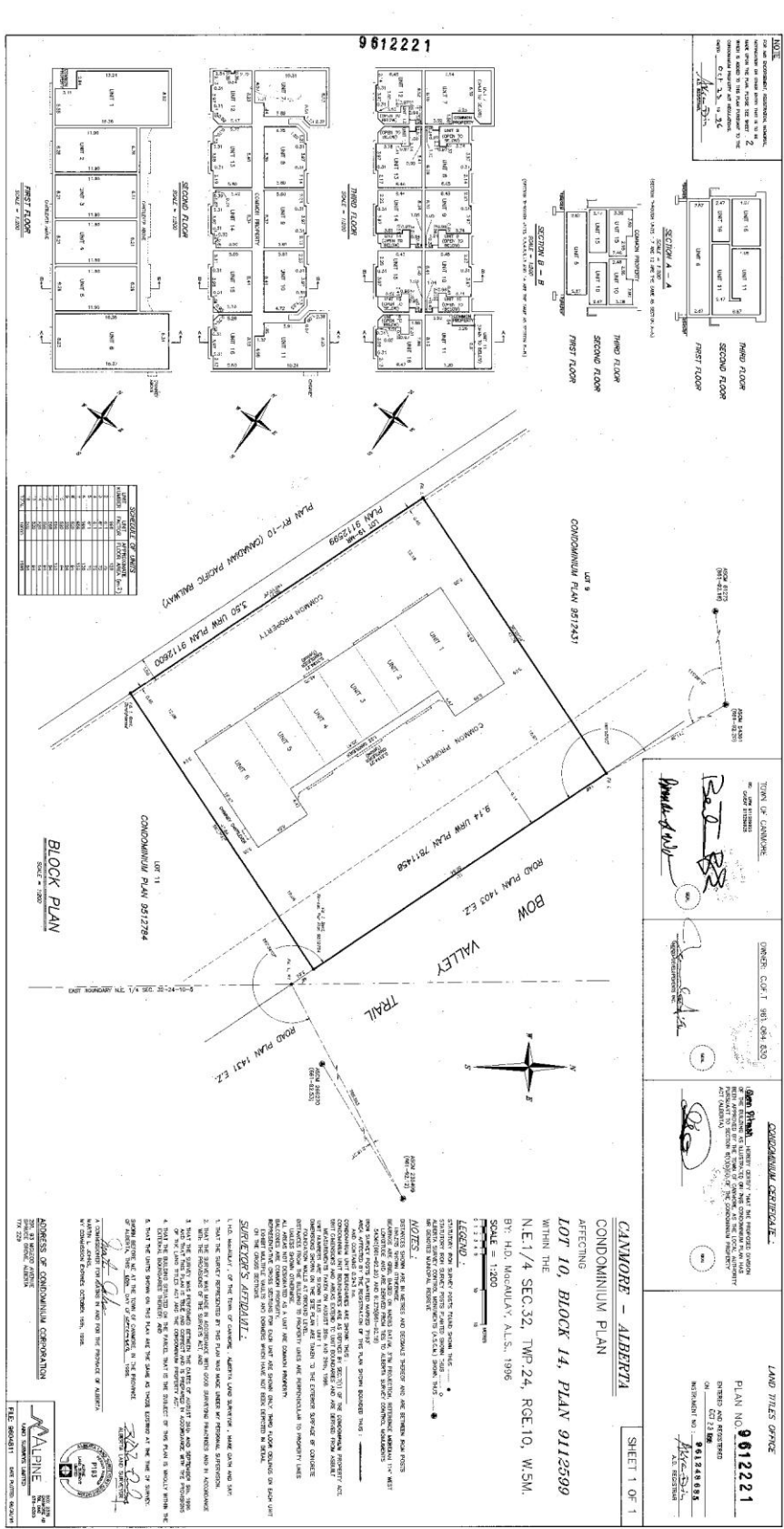
Amusement Arcades
Athletic and Recreation Facilities
Arts and Crafts Studios
Convenience Stores
Convention Facilities
Eating Establishments
Entertainment Establishments
Home Occupation – Class 1
Hostel
Medical Clinics
Offices (above the main floor)
Parks and Playgrounds
Perpetually Affordable Housing (above the main floor)
Personal Service Businesses
Public and Quasi Public Buildings and Uses , Public Utilities
Retail Stores ($\leq 150.0\text{m}^2$ GFA)
Visitor Accommodation

2.33.3 Discretionary Uses

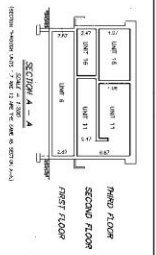
Cultural Establishments
Day Care Facilities
Drinking Establishments
Dwelling Units (above the main floor)
Employee Housing
Essential Public Services
Funeral Homes
Home Occupation – Class 2
Laundromat
Light Manufacturing Operations
Liquor Stores ($\leq 150.0\text{m}^2$ GFA)
Long Term Care Facilities
Offices (main floor)
Perpetually Affordable Housing (main floor)
Private Clubs
Public Transportation Terminal
Retail Stores (Visitor Oriented $\leq 300.0\text{m}^2$ GFA)
Seniors Housing/Supportive Living Facility
Staff Accommodation
Taxi Stands
Tourist Homes (above the main floor)
Temporary Staff Housing
Uses approved on a particular site that were not legally non-conforming prior to 3rd reading of Bylaw 201407
Warehouse Stores ($\leq 250.0\text{m}^2$ GFA)

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NOTE:
 1. FOR AN EXHAUSTIVE GENERAL EXPLANATION OF THE CONDOMINIUM ACT, PLEASE REFER TO THE ACT AND THE REGULATIONS THEREUNDER.
 2. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE UNIT AND THE COMMON PROPERTY.
 3. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE STRATA FUND AND THE COMMON PROPERTY FUND.
 4. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE STRATA FUND AND THE COMMON PROPERTY FUND.
 5. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE STRATA FUND AND THE COMMON PROPERTY FUND.



SCHEDULE OF UNITS

UNIT NO.	AREA (SQ. FT.)	AREA (SQ. M.)
1	1,100	101.7
2	1,100	101.7
3	1,100	101.7
4	1,100	101.7
5	1,100	101.7
6	1,100	101.7
7	1,100	101.7
8	1,100	101.7
9	1,100	101.7
10	1,100	101.7
11	1,100	101.7
12	1,100	101.7
13	1,100	101.7
14	1,100	101.7
15	1,100	101.7
16	1,100	101.7
17	1,100	101.7
18	1,100	101.7
19	1,100	101.7
20	1,100	101.7
21	1,100	101.7
22	1,100	101.7
23	1,100	101.7
24	1,100	101.7
25	1,100	101.7
26	1,100	101.7
27	1,100	101.7
28	1,100	101.7
29	1,100	101.7
30	1,100	101.7

TERMS OF CONDOMINIUM:
 1. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE UNIT AND THE COMMON PROPERTY.
 2. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE STRATA FUND AND THE COMMON PROPERTY FUND.
 3. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE STRATA FUND AND THE COMMON PROPERTY FUND.

OWNER: LOT 10, UNIT 10, 1000
 1000
 1000

CONDOMINIUM CERTIFICATE:
 1. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE UNIT AND THE COMMON PROPERTY.
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 3. THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE STRATA FUND AND THE COMMON PROPERTY FUND.

LAND TITLE'S OFFICE:
 PLAN NO. **9612221**
 REGISTERED
 ON FEB 17 2011
 REGISTRATION NO. 881,828,638
 MONTREAL, QUEBEC, CANADA

CANMORE - ALBERTA
 CONDOMINIUM PLAN
 SHEET 1 OF 1
 AFFECTING
LOT 10, BLOCK 14, PLAN 9112599
 WITHIN THE
 N.E. 1/4 SEC. 32, TWP. 24, RGE. 10, W. 5M.
 BY: HO. MONTREAL, A.L.S., 1996
 SCALE = 1:200

NOTES:
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SECTION'S ABSTRACT:
 1. THAT THE STRATA FUND AND THE COMMON PROPERTY FUND SHALL BE PAID BY THE UNIT OWNERS IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE REGULATIONS THEREUNDER.
 2. THAT THE STRATA FUND AND THE COMMON PROPERTY FUND SHALL BE PAID BY THE UNIT OWNERS IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE REGULATIONS THEREUNDER.
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ADDRESS OF CONDOMINIUM CORPORATION:
 1000
 1000
 1000

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