

\$890,000 - 121, 701 Benchlands Trail, Canmore

MLS® #A2194671

\$890,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.02 Acres

Eagle Terrace, Canmore, Alberta

This court-ordered sale features two interconnected retail units, totaling 1,615 sqft, as per the condo plan. (demising wall between the two units has been removed to accommodate for the business operation). The units currently host a successful business, providing a prime opportunity for investors to generate immediate cash flow . Please note that the current tenants, who own and operate the business should not be disturbed during showings. Kindly contact me or your favorite Realtor for any inquiries or to schedule a viewing to ensure a smooth and respectful process. Don't miss out on this opportunity in one of Canmore's thriving commercial districts. Please note: The business operation is owned by the tenant, which is not included in the sale. Schedule A must be signed and part of the offer to purchase.

Built in 2008

Essential Information

MLS® #	A2194671
Price	\$890,000
Bathrooms	0.00
Acres	0.02
Year Built	2008
Type	Commercial
Sub-Type	Retail
Status	Active



Community Information

Address	121, 701 Benchlands Trail
Subdivision	Eagle Terrace
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3G9

Additional Information

Date Listed	February 13th, 2025
Days on Market	51
Zoning	CC

Listing Details

Listing Office	Royal LePage METRO
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