

# \$2,250,000 - 100, 56 Lincoln Park, Canmore

---

MLS® #A2194381

**\$2,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Prime commercial opportunity in Canmore's Bow Valley Trail corridor! This expansive, approximately 4,260 sq. ft. commercial condo unit offers exceptional versatility, whether you're looking for a space for your own business or a strategic investment. Currently demised into two separate units—one, approximately 2,885 sq. ft. unit, leased until summer 2025 and the other side, approximately 1,378 sq. ft. unit, available for immediate use—this property provides flexibility for an owner-user or investor. Located just off Bow Valley Trail, it benefits from high visibility without the congestion of downtown, with shared surface parking at the rear and convenient on-street parking at the front. Zoned Bow Valley Trail General (BVT-G), the space accommodates a variety of commercial uses, including retail, dining, medical, and fitness. Whether you're expanding your business or seeking a commercial asset with strong potential, this property offers prime location, flexibility, and investment value. Asking \$2,250,000.



Built in 2000

## Essential Information

MLS® #	A2194381
Price	\$2,250,000
Bathrooms	0.00

Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	100, 56 Lincoln Park
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3E9

### Exterior

Roof	Asphalt Shingle
------	-----------------

### Additional Information

Date Listed	February 12th, 2025
Days on Market	94
Zoning	BVT-G

### Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.