



PRIME SPACE ON MAIN STREET

901 8TH STREET, CANMORE

JOE GREGORY

Partner
403.763.3139
joegregory@leasecorealty.com

ERIC QUACH

Marketing Manager
825.540.7233
ericquach@leasecorealty.com

HANI ABDELKADER

President
403.807.9067
hakader@openpg.com

KIRK STEINBERG

Senior Associate
403.969.8865
ksteinberg@openpg.com



Leaseco Realty Inc.

#401 - 3007 14th Street SW
Calgary, AB T2T 3V6



Open Property Group Inc.

#601 -1000 Centre St N,
Calgary, AB T2E 7W6



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 MAIN FLOOR - FULLY LEASED

CRU A	2,938 sqft
CRU B	2,385 sqft
CRU C	512 sqft



8th Avenue

PROPOSED SECOND FLOOR

OPTION A

CRU C	3,613 sqft
Outdoor Patio	1,243 sqft

OPTION B

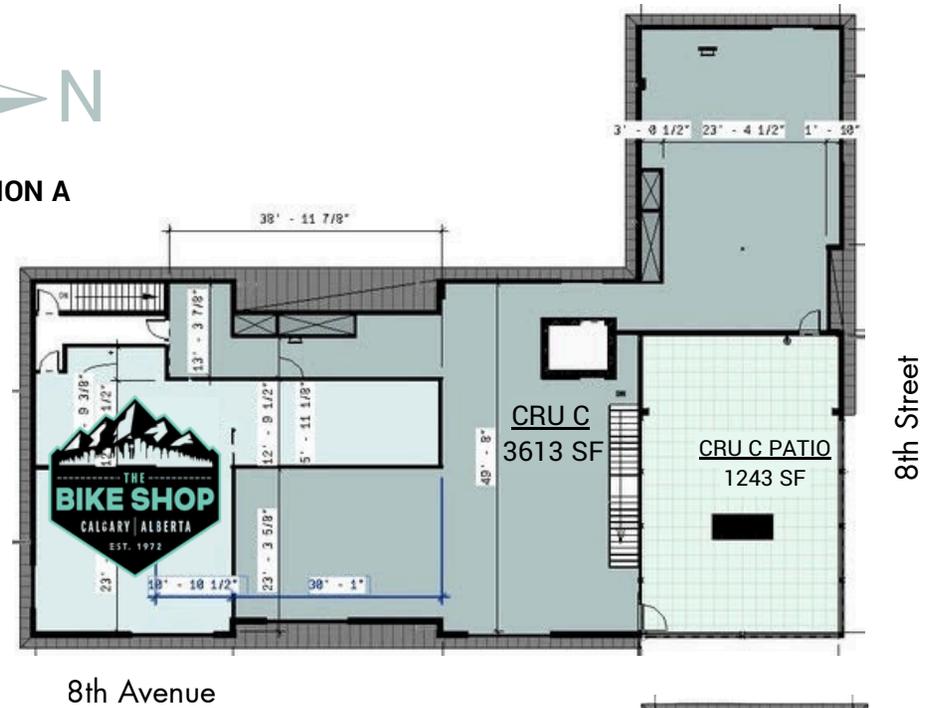
CRU C	3,972 sqft
Outdoor Patio	1,243 sqft

The proposed floor plan features two options for a restaurant to utilize a majority of the floor, with an additional 1,243 sqft outdoor patio.

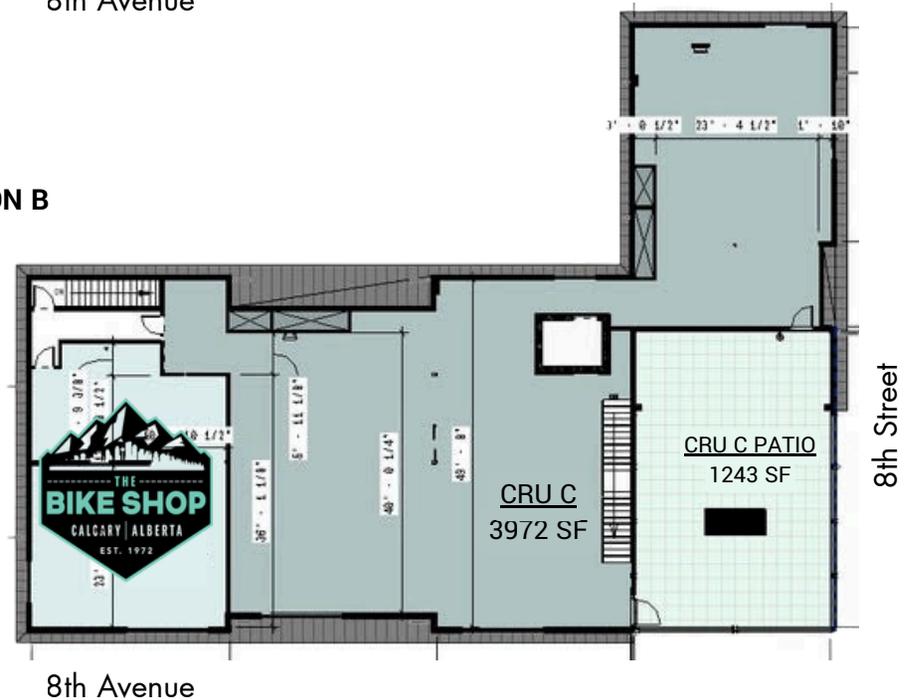
Values are approximate targets and will be verified after the buildings expansion

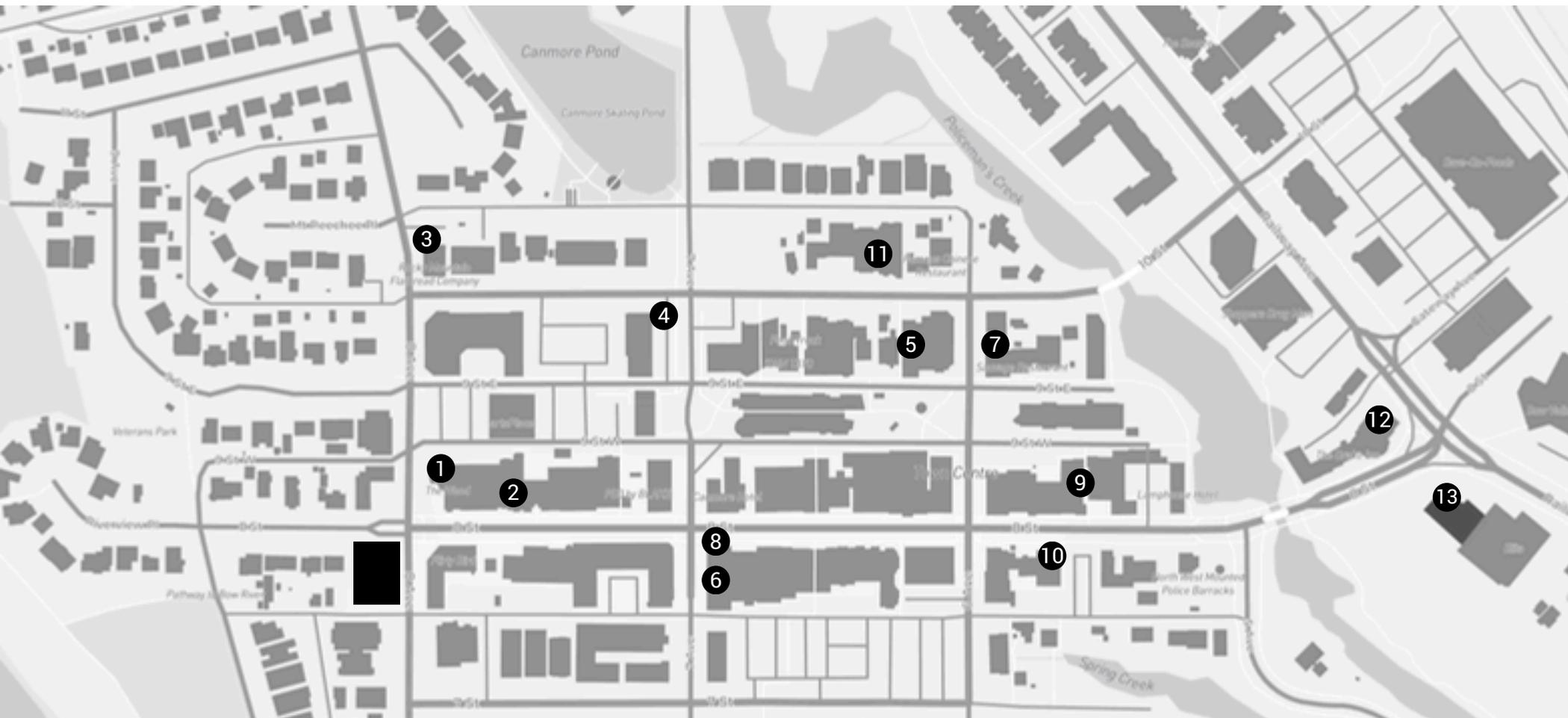


OPTION A



OPTION B





- 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.)



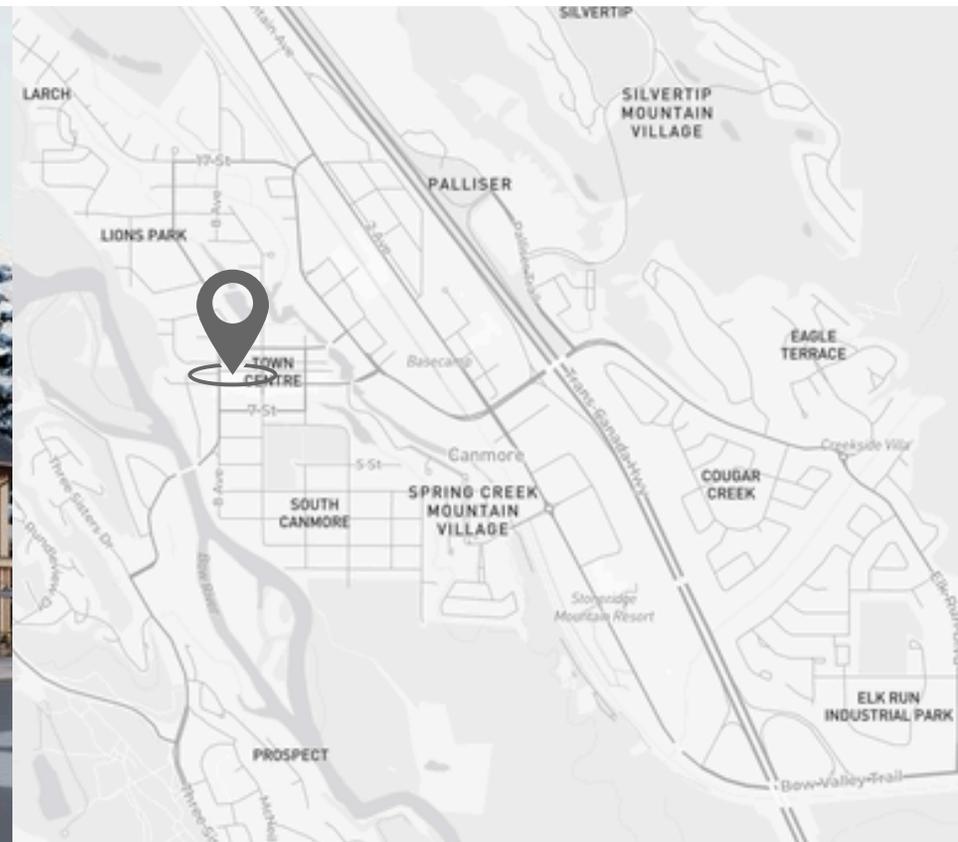
The average household is a dual-income household with 1-2 dependents



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



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





CONTACT US

JOE GREGORY

Partner
403.763.3139
joegregory@leasecorealty.com

ERIC QUACH

Marketing Manager
825.540.7233
ericquach@leasecorealty.com

HANI ABDELKADER

President
403.807.9067
hakader@openpg.com

KIRK STEINBERG

Senior Associate
403.969.8865
ksteinberg@openpg.com

Leaseco Realty Inc.

#401 - 3007 14th Street SW
Calgary, AB T2T 3V6

Open Property Group Inc.

#601 -1000 Centre St N,
Calgary, AB T2E 7W6

