



PRIME SPACE ON MAIN STREET

901 8TH STREET, CANMORE

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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 3,972 sq.ft. +
(Second Level)	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	3
Loading Docks	1
Number of Stories	2
Parking	7 On-Site Surface Stalls + Ample Street Parking

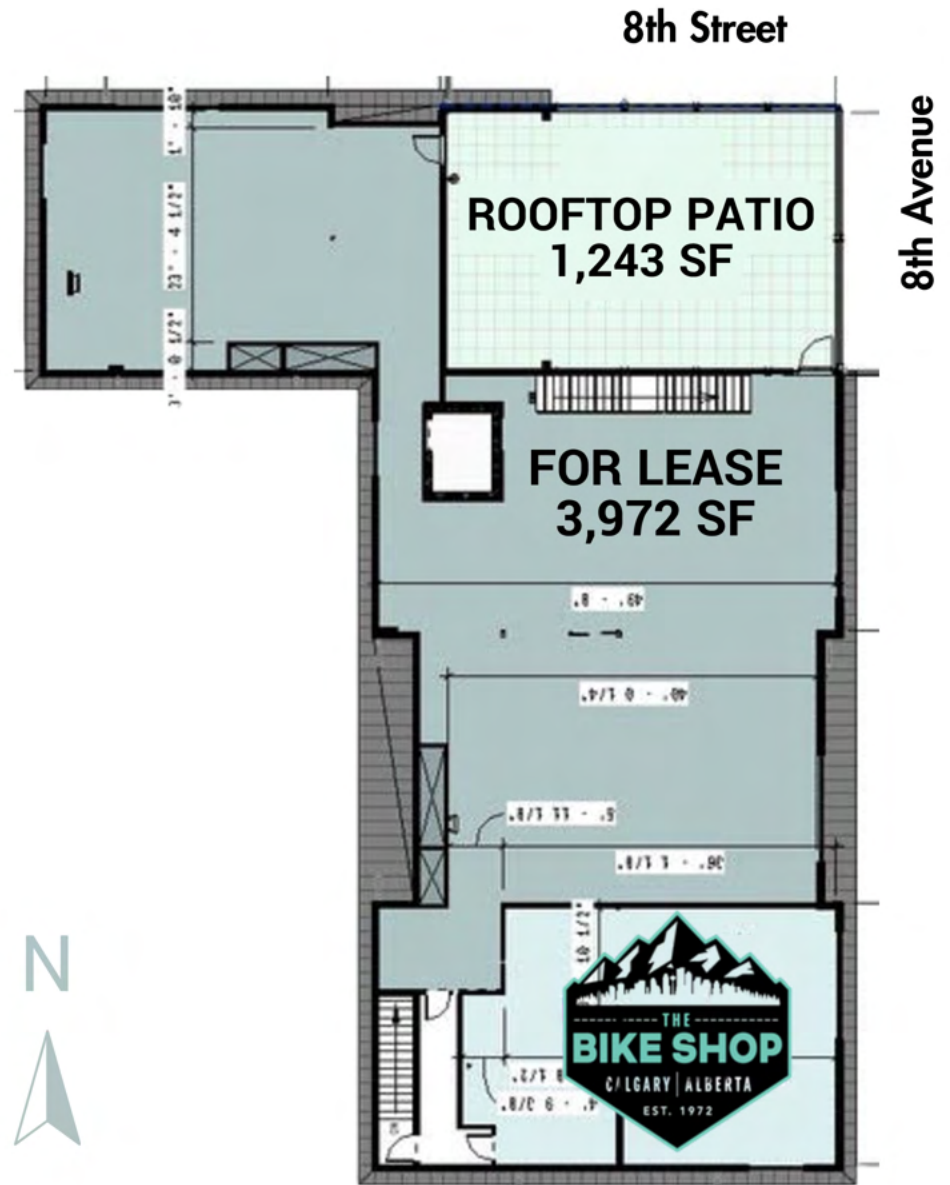
SECOND FLOOR

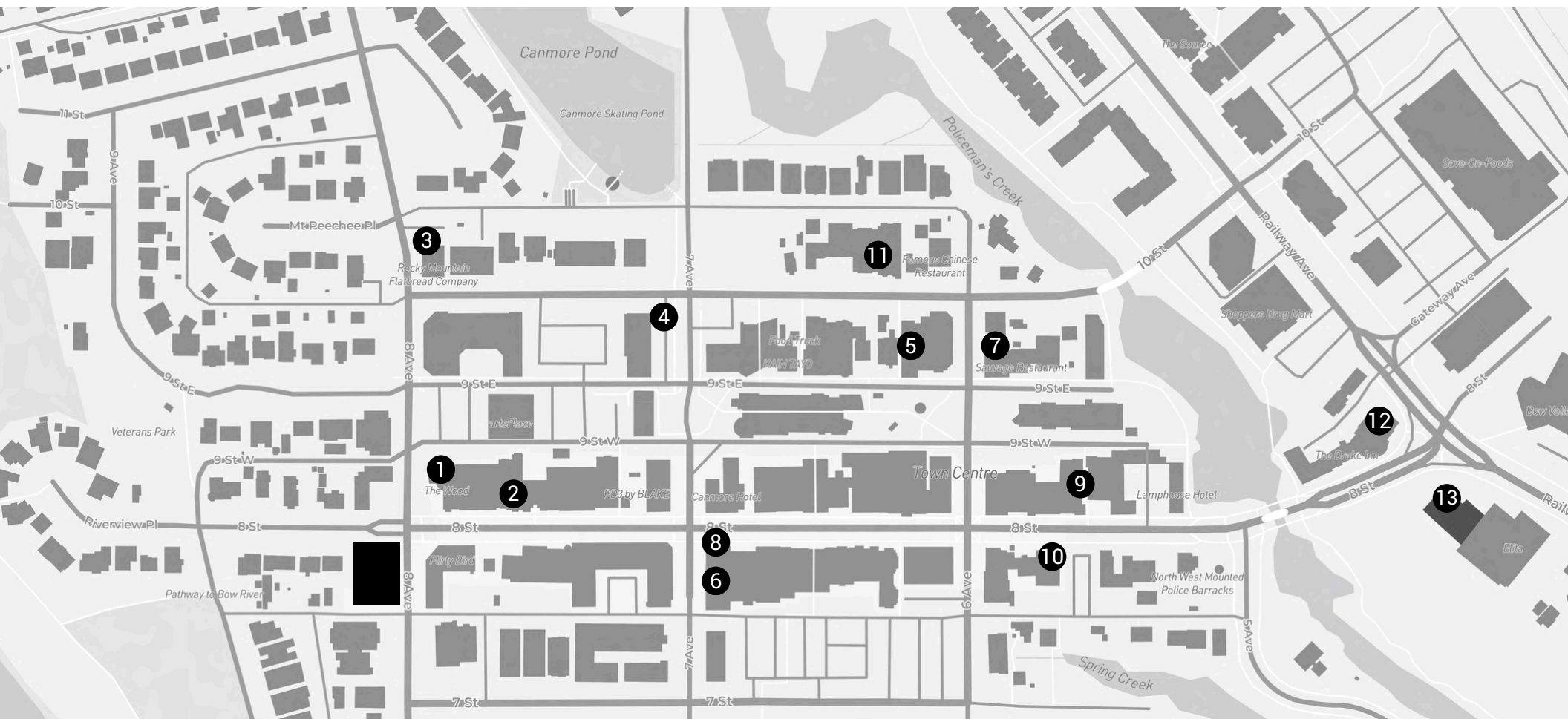
3,972 SQFT

The Bike Shop	2,938 sqft
FOR LEASE	3,972 sqft
Rooftop Patio	1,243 sqft

The proposed floor plan features a large restaurant occupying most of the second floor, with an additional 1,243 sq ft of outdoor patio.

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





- 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 Savage 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.)



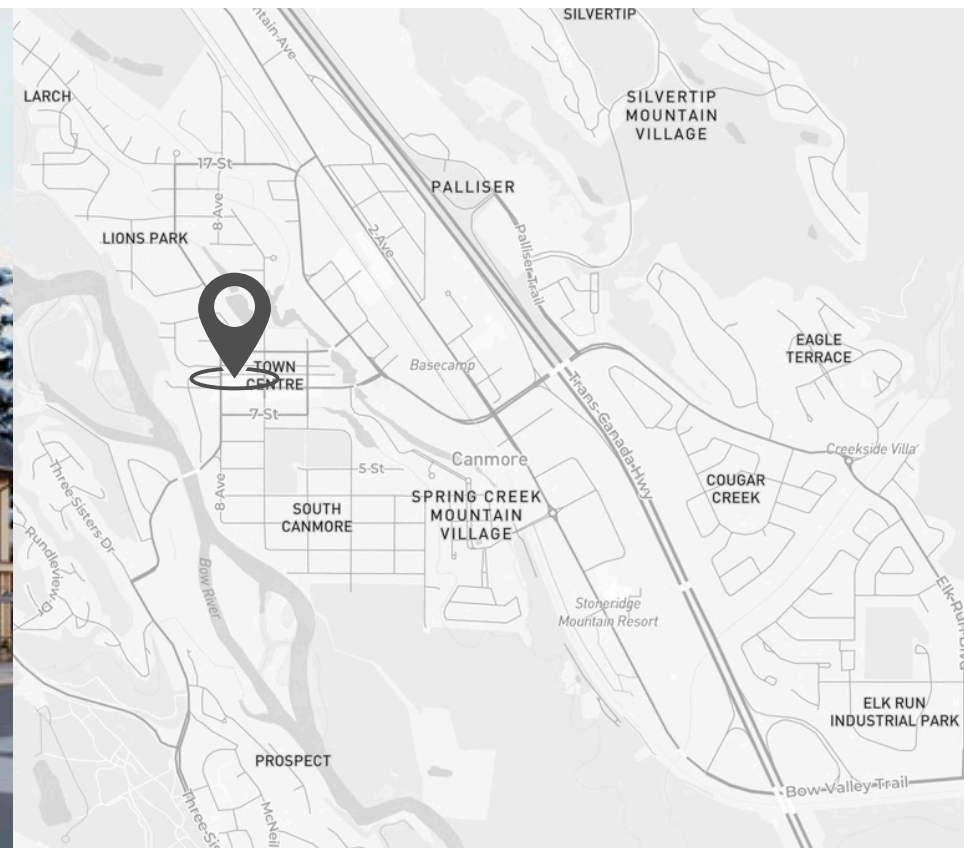
The average household is a dual-income household with 1-2 dependents



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



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





CONTACT US

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