



# PRIME SPACE ON MAIN STREET

901 8TH STREET, CANMORE

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## 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.

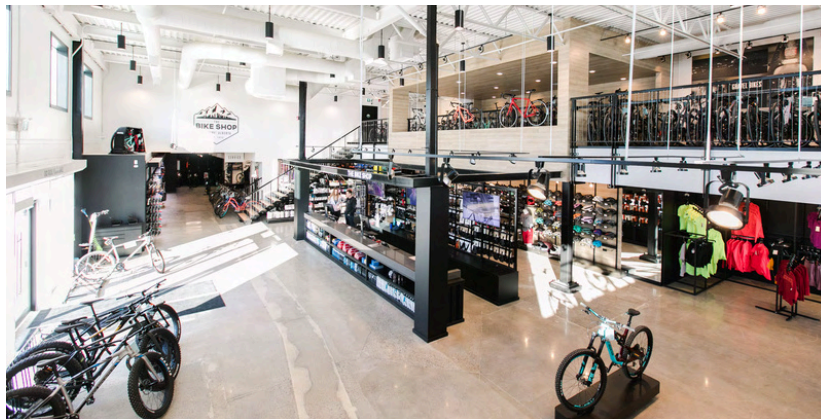
Rentable Area	Up to 3,972 sq.ft. +
(Second Level)	1,243 Rooftop Patio
Basic Rent	Market
Est. Op. Costs	\$14 per sq.ft.

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



**PROPOSED MAIN FLOOR**  
FULLY LEASED

The Bike Shop	2,938 sqft
Alforno Bakery & Cafe	2,385 sqft
Common Area	512 sqft



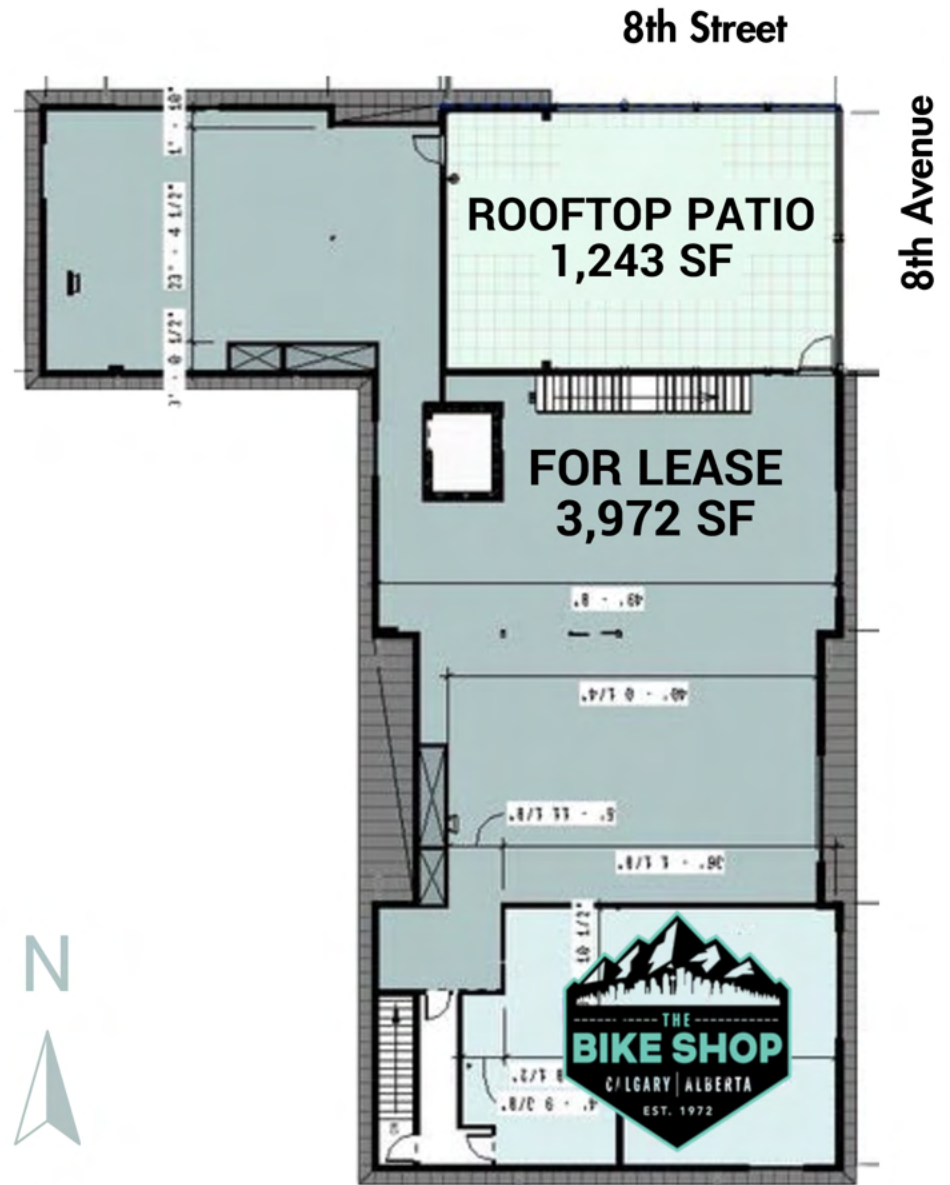
**SECOND FLOOR**

3,972 SQFT

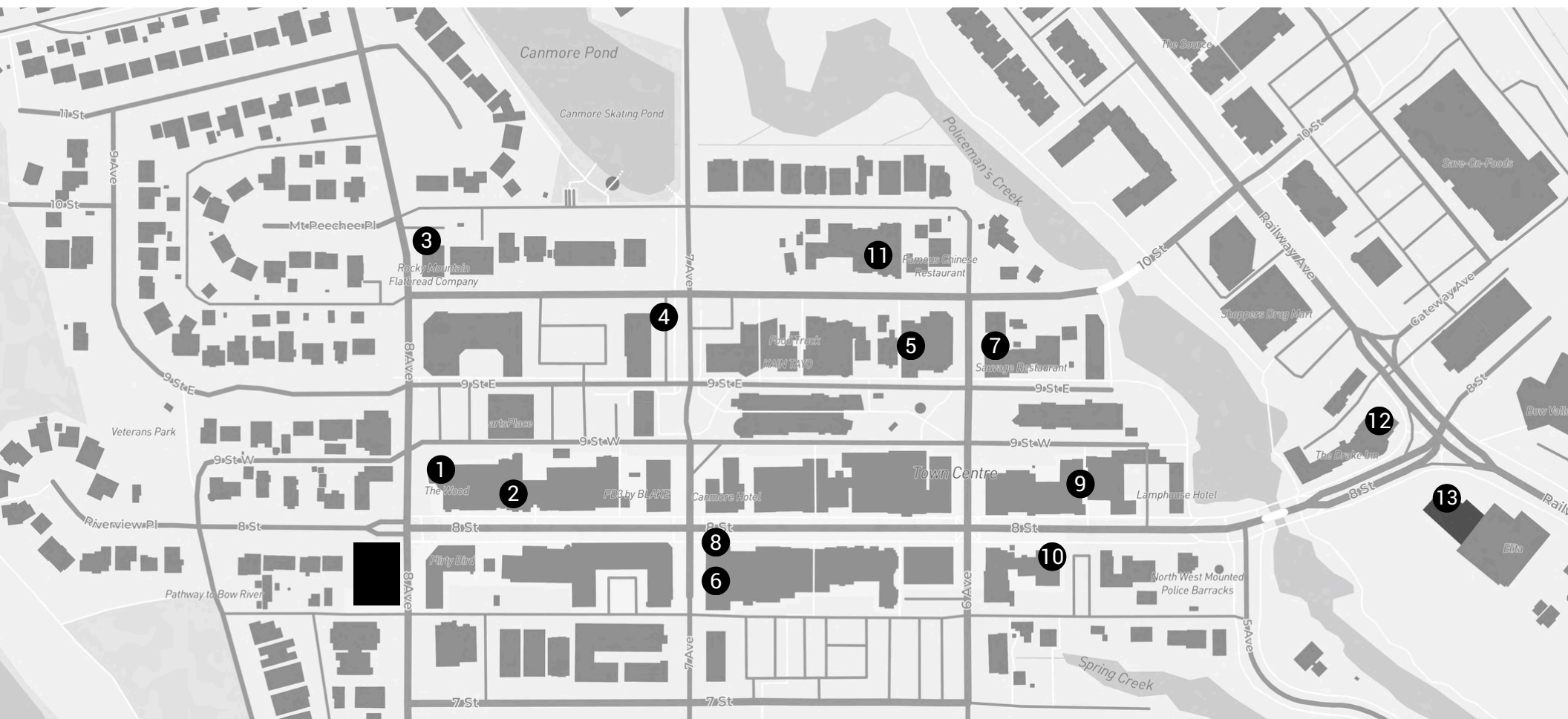
The Bike Shop	2,938 sqft
<b>FOR LEASE</b>	<b>3,972 sqft</b>
<b>Rooftop Patio</b>	<b>1,243 sqft</b>

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.)



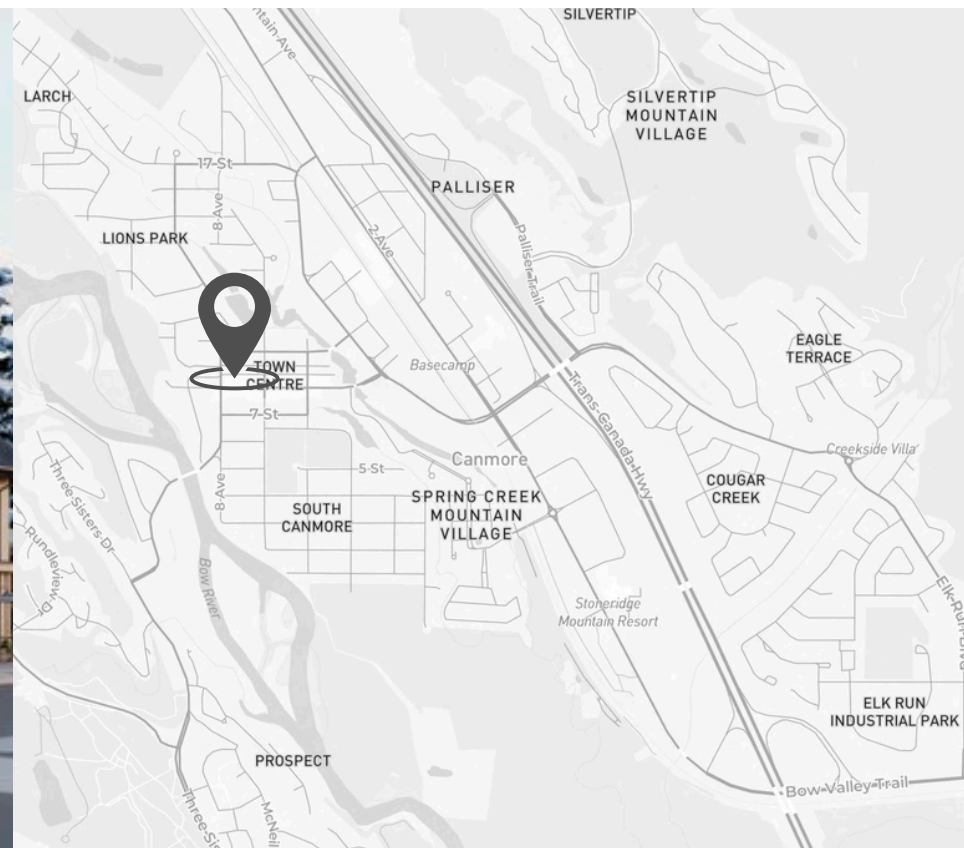
The average household is a dual-income household with 1-2 dependents



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



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







# CONTACT US

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