

  
**COMMERCIAL  
REAL ESTATE SERVICES**

**FOR LEASE**  
**75 DYRGAS GATE**  
**MOUNTAINEERS VILLAGE**



**Only commercial property in the Three Sisters area**

**Unit 103 approximately 1507 sf**

**Rent from \$22.00 per square foot per annum plus op costs and utilities**

**Op costs estimated at \$9.25/sf plus utilities**

**Existing Tenants; Medical Clinic, Three Sisters Market café, Market Liquors, Mountaineers Office centre, residential condos on upper floors**

**Zoning: Local Commercial District**

**2.36.1 Purpose** To allow for a limited range of moderate scale commercial establishments which provide services oriented primarily to the residents of neighbourhoods in the general vicinity of the District. The further intent of Local Commercial Districts is to provide residents with basic retail, personal and food services that can be readily accessed without motorized transportation.

**For further details call Shawn Biggings, broker (403) 678-5744**

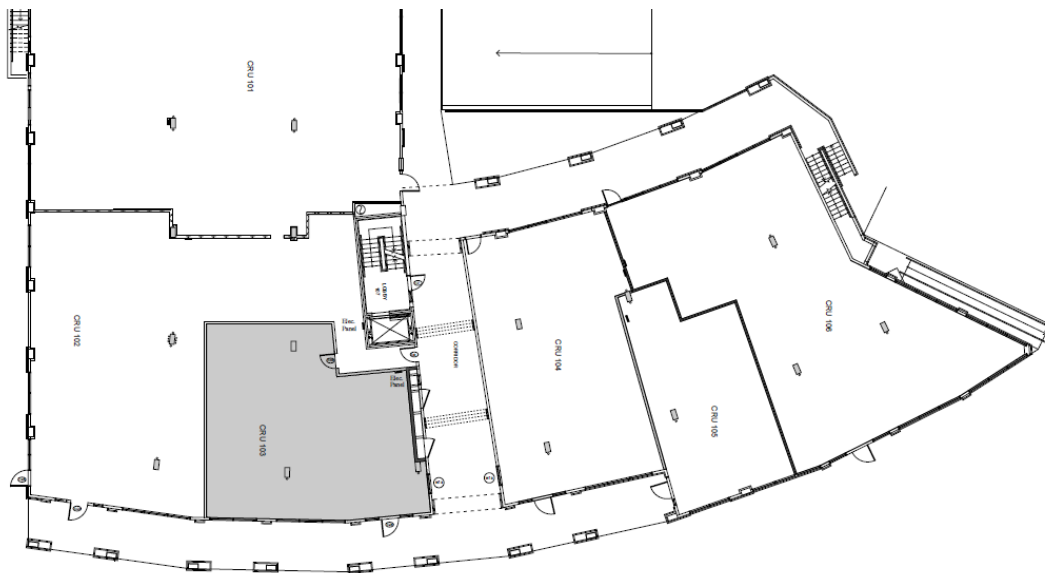


### **2.36.2 Permitted Uses**

Athletic and Recreational Facilities  
Cultural Establishments  
Day Care Facilities  
Convenience Stores  
Dwelling Units above commercial establishments  
Eating Establishments  
Home Occupations - Class 1  
Medical Clinics (maximum GFA 150.0m<sup>2</sup>)  
Parks and Playgrounds  
Offices above the main floor with a GFA up to 250m<sup>2</sup>  
Personal Service Business  
Public Buildings  
Retail Stores (maximum GFA 150.0m<sup>2</sup>)

### **2.36.3 Discretionary Uses**

Amusement Arcades Drinking Establishments Employee Housing  
Home Occupations Class 2  
Laundromats  
Liquor Stores (maximum GFA of 150m<sup>2</sup>) Offices on the main floor  
Offices above main floor with a GFA over 250m<sup>2</sup> Signs  
School, commercial



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**LEASE AREA PLAN**

**GAIA CLINIC**

PART OF UNIT 16  
CONDOMINIUM PLAN 0614092

101, 75 DYRGAS GATE, CANMORE, ALBERTA

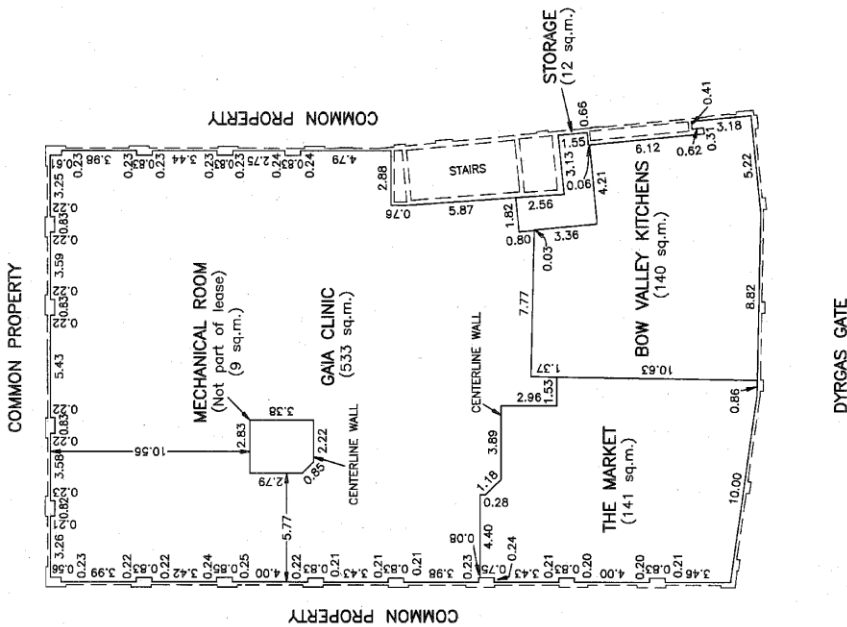


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**LEASE BOUNDARIES**

- WHERE A WALL SEPARATES THE LEASE AREA FROM CONDOMINIUM COMMON PROPERTY, DIMENSIONS EXTEND TO THE BOUNDARIES OF UNIT 16.
- WHERE A WALL SEPARATES THE LEASE AREA FROM ANOTHER AREA WITHIN UNIT 16, DIMENSIONS EXTEND TO THE CENTERLINE OF THE WALL.



CERTIFIED CORRECT THIS 13 DAY  
OF MARCH, 2013.

PAUL C. STOLIKER, C.L.S., A.L.S.

**ALPINE**  
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