



**COMMERCIAL
REAL ESTATE SERVICES**

FOR SALE: 112 Kananaskis Way, unit 104



Asking \$369,000.00 (plus applicable GST)

- **Two main floor single-level, commercial condominium units**
- **Size per condo plan approximately two units of 48 m2 or approx. 1030 sf**
- **Condo plan attached**
- **Presently used as offices complete with a wet bar and washroom**
- **Condo fees \$635.44 (317.72 per unit)**
- **Property taxes 2018 \$3281.71 (\$1640.87 per unit)**
- **Zoned BVT General, bylaw excerpt attached**

Please contact our office for further information
Commercial Real Estate Services, Shawn Biggings, broker
Office: 403-678-5744, cell: 403-678-8553, e-mail: biggings@telusplanet.net

Excerpt from Town of Canmore Land Use Bylaw Section 2: LAND USE DISTRICTS:

2.35 BVT –G - Bow Valley Trail General Commercial District [2014-07]

2.35.1 Purpose

This district is intended to form the core of Canmore's visitor accommodation outside the resorts and provide a variety of commercial uses including visitor-oriented services and activities, and small retail outlets that serve both residents and visitors. The main floor of buildings should be reserved for uses that require and facilitate strong interaction with people on the street, such as hotel entrances, small retail stores, or eating establishments. Uses that are predominantly focused on serving visitors are encouraged in this district.

2.35.2 Permitted Uses

Athletic and Recreation Facilities
Amusement Arcades
Arts and Crafts Studios
Convenience Stores
Convention Facilities
Eating Establishments
Entertainment Establishments
Employee Housing
Home Occupation – Class 1
Hostel
Medical Clinics
Offices (above the main floor)
Parks and Playgrounds
Personal Service Businesses
Public and Quasi Public Buildings and Uses
Perpetually Affordable Housing
Personal Service Business
Public and Quasi-Public Buildings & Uses
Public Utilities
Retail Stores ($\leq 150.0\text{m}^2$ GFA)
Veterinary Clinics
Visitor Accommodation (outside the 30 NEF contour)

2.35.3 Discretionary Uses

Automotive Parts Sales ($\leq 200.0\text{m}^2$ GFA)
Automotive Sales and Rentals
Cultural Establishments
Day Care Facilities
Drinking Establishments
Dwelling Units (above main floor & outside the 30 NEF contour)
Employee Housing (outside 30 NEF contour)
Essential Public Services
Funeral Homes
Home Occupations Class 2
Kennels
Laundromats
Light Manufacturing Operations (may inc. up to 200.0m^2 GFA retail accessory use)
Liquor Stores ($\leq 150.0\text{m}^2$ GFA)
Long Term Care Facilities
Offices (main floor)
Printing establishments, commercial
Private Clubs
Public Transportation Terminal
Retail Stores (Visitor Oriented $\leq 300.0\text{m}^2$ GFA)
Schools, commercial
Seasonal/Temporary Business
Seniors Housing/Supportive Living Facility
Staff Accommodation, Temporary Staff Housing
Tourist Homes (above the main floor)
Warehouse Stores ($\leq 250.0\text{m}^2$ G)

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LAND TITLES OFFICE
 PLAN NO. **99 1265 4**
 INDEXED AND REGISTERED
 ON SEP 18 1999
 INSTRUMENT NO. **951272007**
 ALBERTA
 REGISTRY

SHEET 2 OF 2

CANMORE - ALBERTA
 CONDOMINIUM PLAN
 OF REDIVISION OF
UNIT 1 and 5000 UNDIVIDED
ONE TEN THOUSANDTHS SHARES
IN THE COMMON PROPERTY,
BARE LAND CONDOMINIUM PLAN 961 1953
 WITHIN THE
 S.W.1/4 SECTION 33, TOWNSHIP 24, RANGE 10, W.5M.
 BY: H.D. MacKILLAY, A.L.S., 1999

SCALE = 1 : 200



NOTES:

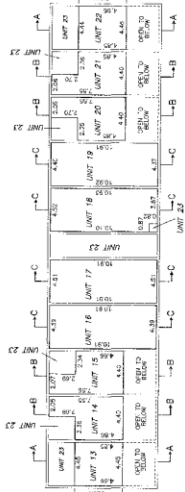
1. UNITS SHOWN ARE IN METERS AND DECIMAL FRACTIONS.
 2. CONDOMINIUM UNIT BOUNDARIES ARE SHOWN IN THIS PLAN.
 3. CONDOMINIUM UNIT BOUNDARIES ARE AS SET FORTH BY SECTION 7(1) OF THE CONDOMINIUM PROPERTY ACT.
 4. THE BOUNDARIES OF THE COMMON PROPERTY ARE SHOWN IN THIS PLAN.
 5. THE SEPARATING WALLS TO UNITS 3 TO 7 AND 3 TO 7 IN THE HORIZONTAL PLACES SHOWN IN THIS PLAN ARE NOT RECORDED AS UNITS 3 THROUGH 7 IN THE LAND UNIT 1 PLAN 861 1265 REPRESENTED BY PLAN 99 1265 4.
 6. UNIT EXHIBIT MATRIXX WALLS AND DOWNERS WHICH HAVE NOT BEEN RECORDED IN SECTION 33 ON THE CROSS SECTION.

CONSIDERED AS TO SHEET 2 THIS 4th DAY
 OF JUNE 1999.

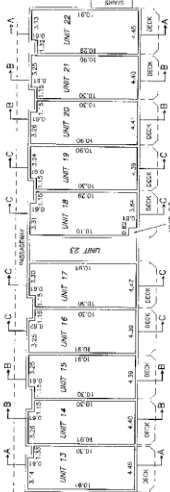
H.D. MacKILLAY, A.L.S.



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 10000 Jasper Avenue, Edmonton, Alberta T5J 2G2
 PHONE: (780) 427-2222
 FILE 1200



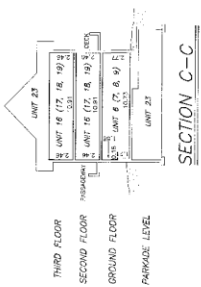
THIRD FLOOR



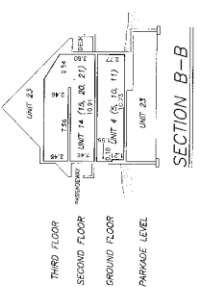
SECOND FLOOR



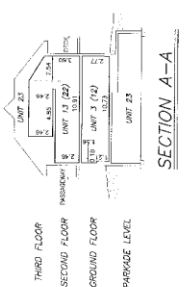
GROUND FLOOR



SECTION C-C



SECTION B-B



SECTION A-A