




INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
1903-1907 – 31 Street SW 	0.24 Acres	Sale	\$3,049,000	<ul style="list-style-type: none"> Mixed-Use commercial/residential lot zoned MU-2 land with FAR of 5.0, H26 - maximum development of 53,925 SQF. Corner lot, with 120 feet of frontage and 90 feet of depth, totaling 10,785 SF. Faces 17th Ave SW with exposure to over 21,000 vehicles daily. Recent relocation of utility poles, eliminating any associated demolition costs. Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential development 	Dean Cooper

BUSINESSES FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
Bow River Glass, Banff  MLS#A2115725	2,000 sq. ft.	Asset Sale	\$299,000	<ul style="list-style-type: none"> Fully operational Banff Light Industrial Business in business for more than 20 years Bow River Glass is being sold with all inventory, tools, fleet vehicles, and equipment, allowing for a seamless takeover Current owner is willing to stay for a mutually agreed-upon time period to provide training Multiple lease renewal options Prime location within the Banff Industrial Compound 	Dean Cooper Agent View
Prestige Medispa  223, 11625 Elbow Dr SW	1,215 sq. ft.	Asset Sale	\$249,000 inc. GST	<ul style="list-style-type: none"> Prestige Medispa creates a fusion of skincare solutions and rejuvenation A team of professionals present a range of treatments catering to specific skin concerns, body aesthetics, and relaxation Turnkey opportunity that includes all equipment, materials, products, and electronics ensuring a smooth and hassle-free transition 	Dean Cooper

For further information, please contact:

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