

CANMORE HOTEL

RETAIL FOR LEASE



738 MAIN STREET, CANMORE AB

PROPERTY LOCATION



Positioned at Canmore's **premier retail corner**, this opportunity at the base of the Canmore Hotel captures **exceptional visibility**, vehicle exposure and pedestrian traffic along the bustling Main Street. With the Rockies attracting 5.5 million domestic visits in 2024 and Canmore-Kananaskis spending surpassing \$1 billion, the **location benefits from a year-round** skiing, hiking, events, shopping and mountain **tourism**.

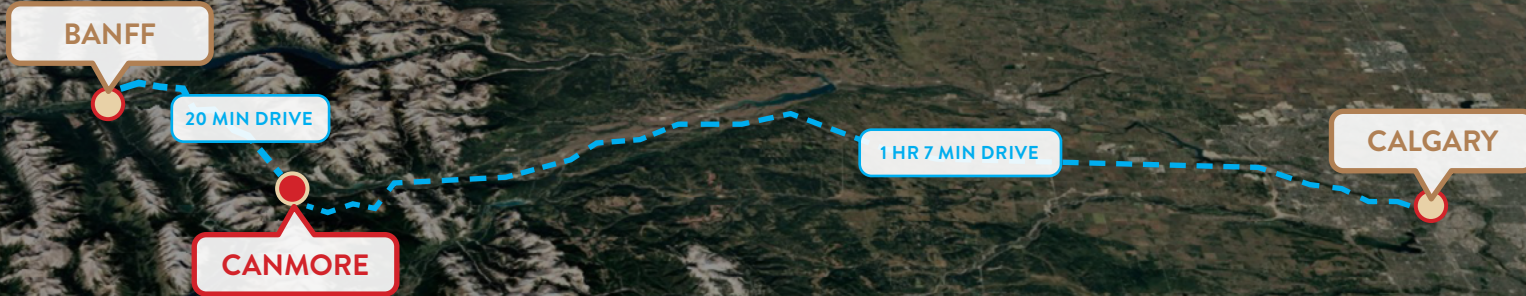
This is a **rare opportunity** to establish destination retail in the centre of one of Alberta's most vibrant, walkable and high-performing tourism markets.



CANMORE MAINSTREET



DISTANCE TO BANFF & CALGARY



RELATION TO BANFF

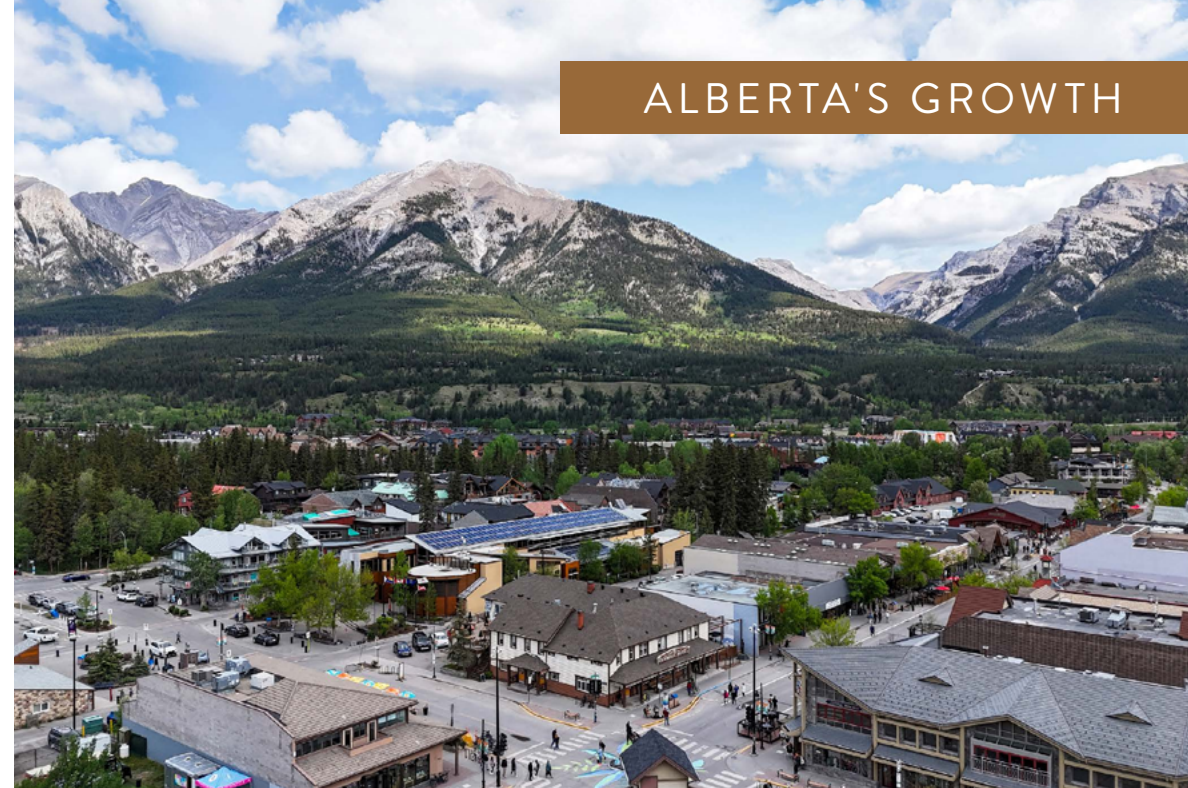
- Canmore is immediately outside Banff, allowing visitors to include both communities in same itinerary
- Banff welcomed 4.5 million visitors in 2025. As visitors travel through the Bow Valley, Canmore captures spending on accommodations, dining, shopping, fuel and recreation
- Banff's summer visitation increased by 9% in 2025, while campgrounds were fully booked in peak summer. Demand increases the likelihood that visitors will seek accommodations and services in nearby Canmore
- Visitor spending in the Alberta Rockies grew by 21% in 2024

RELATION TO CALGARY

- Canmore is close for day trips, weekend getaways and repeat visits from Calgary residents while offering a distinct mountain destination experience
- Calgary's 2025 population is ~ 1.56 million. Continued growth expands residents visiting Canmore's amenities
- YYC welcomed 19.4 million travellers in 2025 (2.7% increase from 2024)

As Alberta's tourism sector grows, Canmore benefits from increased visitation and consumer spending.

- Visitor spending reached \$15.2B and visitor economy grew 6% in 2025, outpacing national averages
- Only major province with overseas arrival and US visitation growth in 2025
- Alberta welcomed 38M visitors in 2024, generating \$14.4B in tourism spending
- Albertans spent \$7.6B travelling within province in 2024, up 12%
- Travel Alberta aims to grow visitor economy to \$25B by 2035





CENTRE AREA

Site Area: 0.30 Acres
Retail Area: 12,188 Square Feet

ROOMS

15 hostel rooms (59 beds)

YEAR BUILT

1890 (Renovated in 2018)

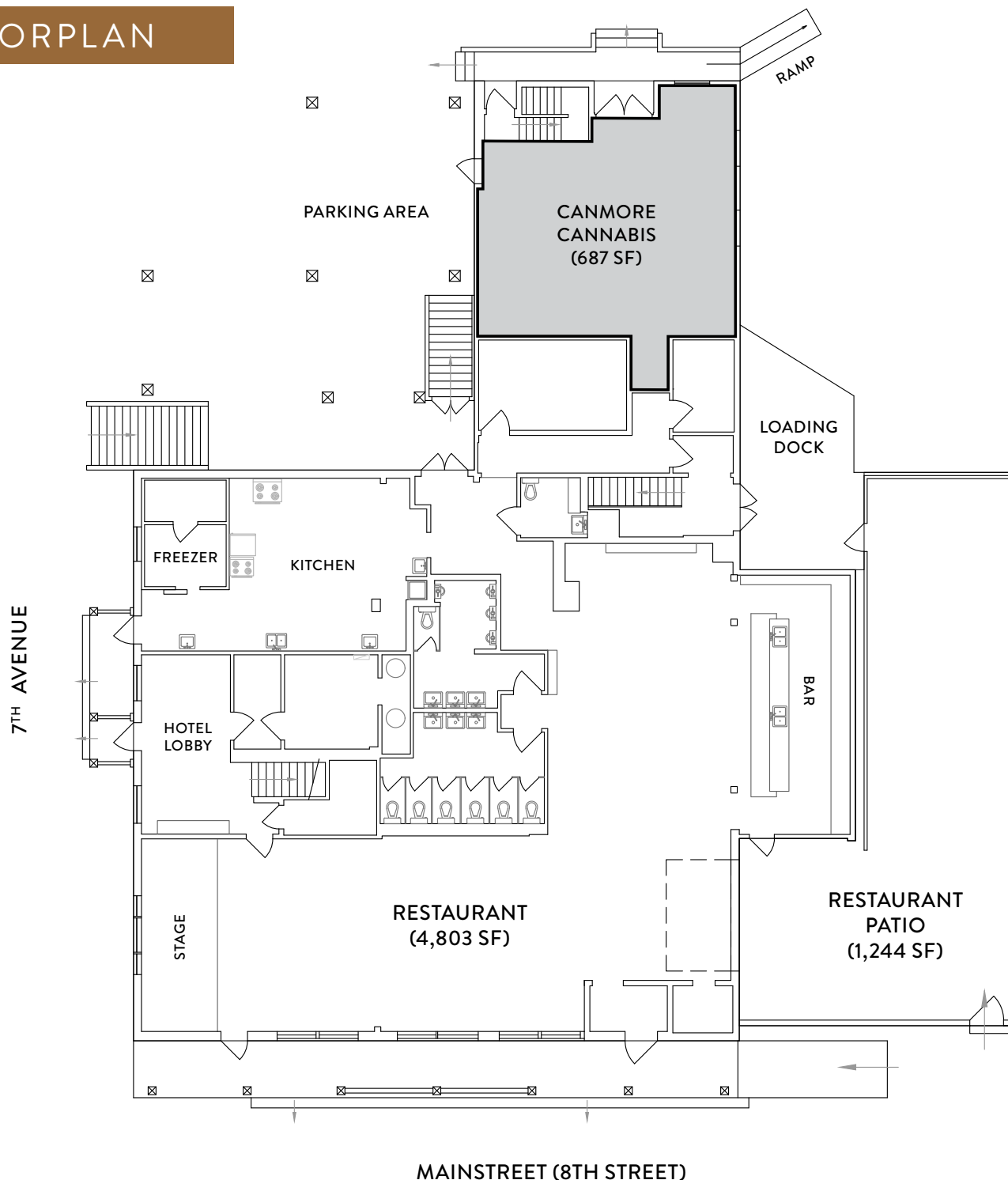
PARKING

North of Site; 7 surface stalls

Canmore's **residential base continues to grow**, with hundreds of new homes advancing through development and thousands more planned in communities such as Three Sisters Village and Smith Creek. This growth strengthens the retail opportunity at Canmore Hotel by **expanding its year-round customer base** alongside strong visitor traffic.



FLOORPLAN



HEATING

Perimeter radiators supplied by two natural gas fire boilers. Boiler Plates manufactured by RBI and have a heating capacity of 3,990,000 BTU's per hour.

MUA

Unit serving the kitchen area manufactured by Eng A with an input heating capacity of 459,800 BTU's per hour.

WATER

Main water line is 2 1/2"

Two natural gas fired self contained water heaters. Manufactured by Bradford White with an input heating capacity of 45,000 BTU's per hour and volumetric capacity of 50 US gallons each.

ELECTRICAL

Square D main disconnect switch with a maximum rating of 400 amps and 240 volts plus new underground cables were installed on the on the north and east portions of the Site with an associated main disconnect switch on the north elevation of the Site Building. This electrical service consists of 200 amps at 120/240 volts complete with Square D main disconnect switch.

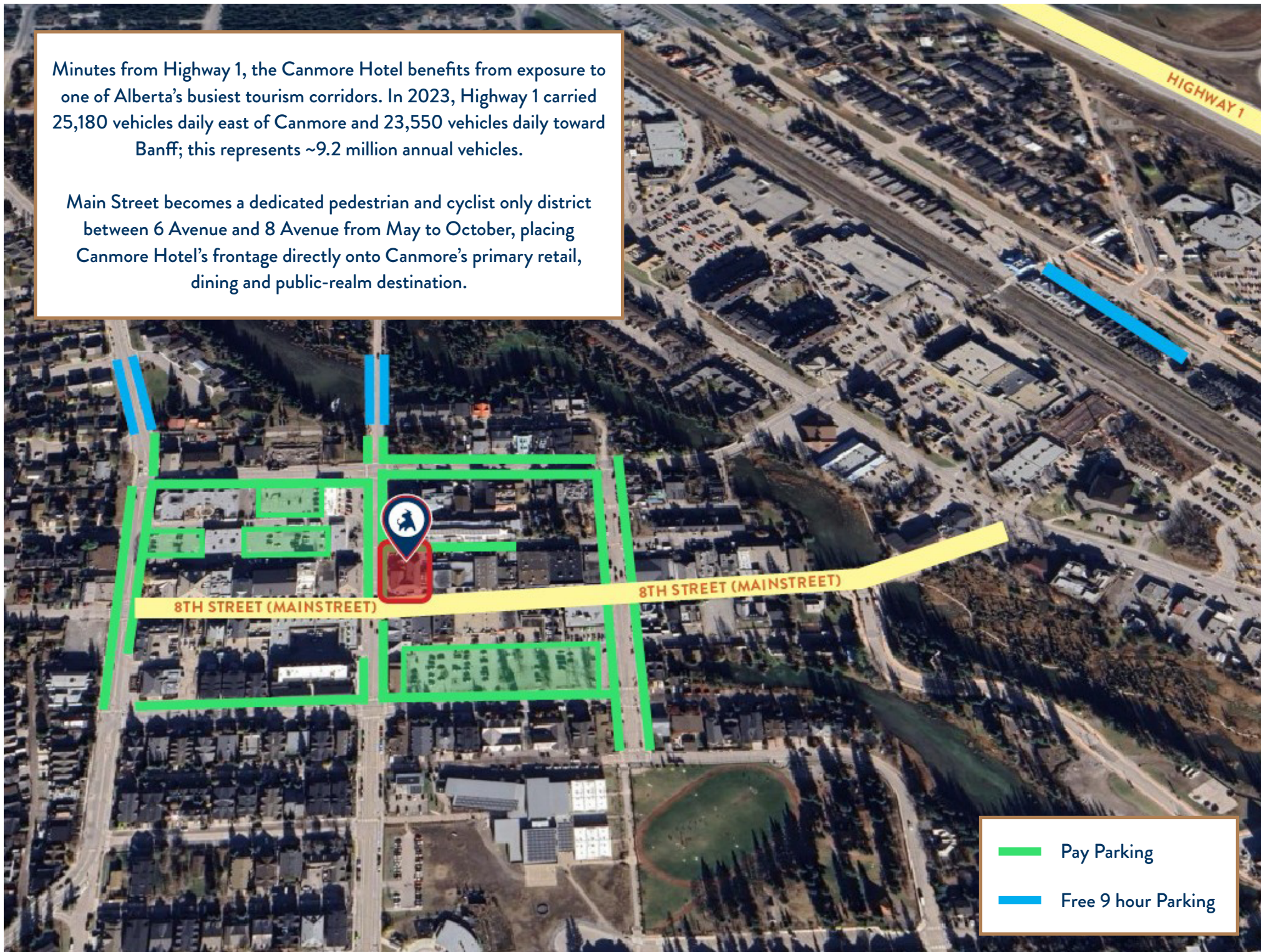
MISC

Building is not sprinklered

Multi zone fire alarm system serves the building

Minutes from Highway 1, the Canmore Hotel benefits from exposure to one of Alberta's busiest tourism corridors. In 2023, Highway 1 carried 25,180 vehicles daily east of Canmore and 23,550 vehicles daily toward Banff; this represents ~9.2 million annual vehicles.

Main Street becomes a dedicated pedestrian and cyclist only district between 6 Avenue and 8 Avenue from May to October, placing Canmore Hotel's frontage directly onto Canmore's primary retail, dining and public-realm destination.



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