



Retail Space for Lease

115 Banff Avenue,
Banff, Alberta



4,419 SQUARE FEET— PRIME 100 BLOCK BANFF AVENUE LEASING OPPORTUNITY - IMMEDIATE POSSESSION

For more information or to arrange an on-site presentation, please contact: Michael L. Kehoe - Fairfield Commercial Real Estate Inc.
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FAIRFIELD COMMERCIAL REAL ESTATE INC.

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Market Highlights:

Canada's premier resort market, The Town of Banff, in Banff National Park. Banff is one of Canada's most popular year round resorts, known for its mountainous surroundings, skiing and hiking. Located in close proximity are the ski areas of Sunshine Village, Mt. Norquay and Skiing Louise at Lake Louise. The area is home to deep powder, deluxe mountain lodgings and some of the world's largest ski and snowboard events. The national park itself offers opportunities for mountain camping, hiking excursions and wildlife viewing. Banff has also built a reputation as a popular weekend retreat destination during the warm summer months. World renowned restaurants, decadent spas, eclectic boutiques and bustling nightclubs offer something for any taste. Banff is located 144 km (90 mi) west of the city of Calgary, population one million.

Banff has a permanent population of 6,700 and visitation statistics from Banff National Park confirm that the Park receives more than 3.1 million visitors annually. Another 4.5 Million passed through the Park each year on their way to eastern and western destinations.

The Opportunity:

This retail location is situated mid-block in the prime 100 block of Banff Avenue and features 34 feet of store frontage. Features of these unique preemies:

- Main Floor - 4,419 square feet improved with high quality retail furnishings.
- Contiguous lower level storage - 4,419 square feet with ramp-in rear delivery access and four interior parking stalls.
- Contiguous second floor - two bedroom residential apartment - 1520 square feet.
- Contiguous third floor - two bedroom residential apartment - 1520 square feet.

Site:



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