

\$150,000 - 633 Main Street, Canmore

MLS® #A2257545

\$150,000

0 Bedroom, 0.00 Bathroom, 915 sqft

Business on 0.15 Acres

Town Centre_Canmore, Canmore, Alberta

Food truck + yard venue on Main Street Canmore - this offering is for an assignment of leasehold interest and business assets which includes a 32-ft 2014 food truck trailer (converted 2017), yard improvements, and sub-tenant agreement(s). The truck features an amazing, fully loaded commercial kitchen, complete with 8-ft hood, a flat-top grill with oven below, two large gas burners, a six-burner grated grill, two deep fryers with four baskets, plus ample refrigeration, prep, storage, and working space to support a variety of culinary delights and/or artists. Situated on a 6,587sf lot, the outdoor yard is tucked behind the original 915sf, 1910 cabin with both front street and back alley access; set for gathering, dining, and events with two commercial pergolas, a stage, and multiple seating areas. The yard offers a seasonal multi-pad layout for the food truck, one existing sea can sub-tenant (confirmed and wanting to stay), and (un-tenanted) second sea can operating as a licensed bar could be included. The original 1910 cabin is currently zoned for Retail use under the Town Centre land use zoning and provides three new washrooms with access ramp, and yard access. Absolute net lease at \$3,220/mo; property taxes approx. \$1,000/mo. Leasehold to Dec 31, 2028; assignment subject to landlord approval. Price may be subject to GST. (id:6289)

Built in 1910



Essential Information

Listing #	A2257545
Price	\$150,000
Bathrooms	0.00
Square Footage	915
Acres	0.15
Year Built	1910
Type	Business
Sub-Type	Leasehold

Community Information

Address	633 Main Street
Subdivision	Town Centre_Canmore
City	Canmore
Province	Alberta
Postal Code	T1W2B1

Amenities

Features	See remarks, Back lane, Level
Parking Spaces	4

Interior

Heating	Forced air
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Exterior

Exterior	Wood siding
Construction	Wood frame

Listing Details

Listing Office	KIC Realty
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