

# *Highway Commercial Property Dead Man's Flats / Canmore, AB*

**Please contact the listing Realtors for more information.**

## WHERE IS IT

Located in Dead Mans Flats, Alberta this property is only minutes from the downtown district of the growing Town of Canmore and the entrance to the world renowned Banff National Park. Falling within the municipal district of Bighorn #8, Dead Man's Flats borders the Trans Canada Highway with access available via an exit right at the property to the South.



This property is only minutes from the downtown district of the growing mountain resort Town of Canmore and the entrance to the world renowned Banff National Park. Falling within the Municipal District of Bighorn #8, Dead Man's Flats borders the Trans Canada Highway with access available via an exit right at the property to the South.

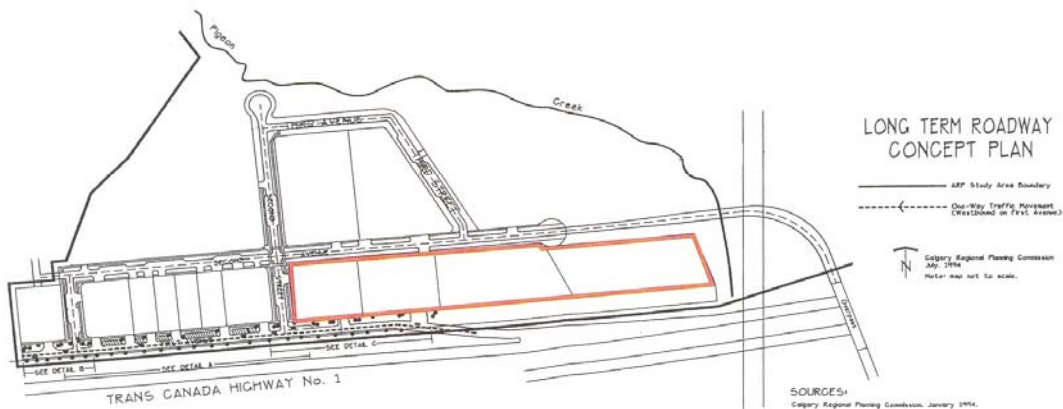
The Bow Valley, which includes the communities of Canmore, Dead Man's Flats, Exshaw, Harvie Heights and Lac Des Arcs, follows the Bow River within the mountains of the Canadian Rockies. These communities are bordered West by Banff National Park, East by Kananaskis Recreational Area and both North and South by mountain ranges. With the close proximity to Calgary, the Bow Valley continues to thrive.

# Subject Property

At **4.86 Acres** and having over **1,100 feet Trans Canada Highway Frontage** on the south, it borders a creek to the east, a municipal road to the north and Husky gas station and restaurant to the west. The subject property has both excellent visibility from the Trans Canada Highway, plus great mountain views in all directions.

## SUBJECT PROPERTY

At 4.86 Acres and having over 1100 feet of Trans Canada Highway Frontage on the south, it borders a creek to the east, a municipal road to the north and Husky gas station and restaurant to the west. The subject property has both excellent visibility from the Trans Canada Highway, plus great mountain views in all directions.



## ZONING

Three Sisters Subdivision Tourist-Recreation Commercial District (C-Tour)

# Zoning

Three Sisters Subdivision Tourist-Recreation Commercial District  
(C-Tour)

# Purpose

Acceptable commercial activities are those which meet the needs of the travelling public and those which are primarily dependent upon and taking advantage of, the extensive recreation opportunities available in the Bow Valley Corridor.

## Permitted Uses:

Hotels, Motels, Restaurants, Service Stations, Tourist Information Centres, Dwelling Accommodation (accessory to the principal use)

## Discretionary Uses:

Accessory Buildings and uses, Antenna Structures, Arts & Craft Studios, Campgrounds, Convenience Stores, Public and Quasi-Public Institutions and Facilities, Laundromats and Showers, Signs, Souvenir Shops, Sporting Goods Retail Stores & Equipment Rental, Staff Rooms, Tour Ticket Sales and Guiding Offices and Booths.

## *Tourism*

The Bow Valley draws tourists interested in many different pursuits, ranging from hiking, mountain biking, climbing, golfing (5 current world class golf courses within 30 minutes and 2 more slated for the near future) bird watching and fishing in the summer time to downhill skiing, cross country skiing, dog sled racing and ice fishing in the winter. Banff National Park had approximately 4 million tourists in 1999 with projected growth to 19 million by 2020. Highway traffic – 2 way traffic, 16253 vehicles per day at the Banff National Park gates. Projected **growth is 2.4%** per year.

## *Development Potential*

A moratorium on development in Banff National Park has shifted services and facilities from the park to the communities that surround it. Ownership would be **Fee Simple Title** to property as opposed to Leases in a national Park.

**Contact Us at 1-888-689-2331**  
**Calgary at 256-1355**

