

\$150,000 - 633 Main Street, Canmore

MLS® #A2257545

\$150,000

0 Bedroom, 0.00 Bathroom,
Commercial 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 TWO existing sub-tenant agreements. The truck features an amazing, fully loaded commercial kitchen, complete with 10-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 shared washroom and backyard access. The yard is 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 an existing retail tenant in the original 1910 cabin. The cabin provides shared access for all tenants to the three new washrooms with access ramp, via the yard. The second sea can operating as a licensed bar (un-tenanted) could be included. Absolute net lease at \$3,220/mo; property taxes approx. \$1,000/mo. (less rent from two subtenants). Leasehold to Dec 31, 2028; assignment subject to landlord approval. Price may be subject to GST.



Built in 1910

Essential Information

MLS® #	A2257545
Price	\$150,000
Bathrooms	0.00
Acres	0.15
Year Built	1910
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	633 Main Street
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2B1

Amenities

Parking Spaces	4
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Interior

Heating	Forced Air
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Exterior

Lot Description	Back Lane, Level, Private, See Remarks, Open Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Additional Information

Date Listed	October 1st, 2025
Days on Market	38
Zoning	TC

Listing Details

Listing Office	KIC Realty
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