

FOR SALE

110 Montane Road

Canmore, AB



FOR SALE

20 Unit Condo Development



Highlights

- 20 unit townhouse condominium project with common resort and gaming building.
- Twenty 2,789 to 2,957 square foot four storey condominium units with private balconies and private garages.
- Units are at "Closed In Lock Up" stage and could be completed within several months.
- Completed appraised value of \$23,500,000.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Property Description

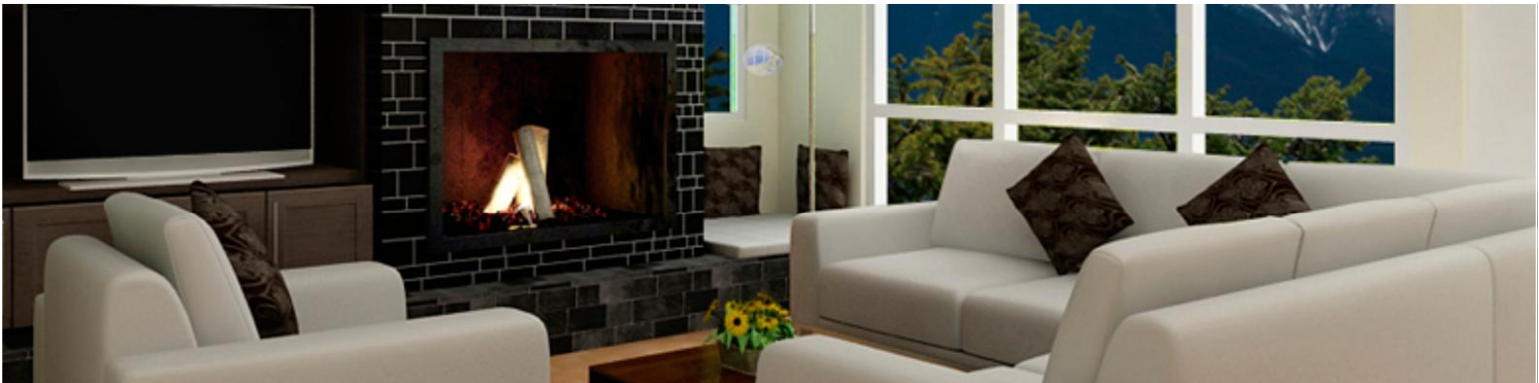
- Civic Address:** 110 Montane Road
Canmore, Alberta
- Property Type:** 5 building, 20 unit townhouse
condominium project with amenities
building.
- Building Age:** New (not complete)
- Stage of Construction:**
- Locked up
 - Windows in
 - Framing complete
 - Service and drainage all complete
 - Some drywall
 - Partial exterior finishes
 - No asphalt

	# of Units	Total Sq. Ft.
Units A & D: 2,789 sq. ft.	10 Units	27,890 sq. ft.
Units B & C: 2,957 sq. ft.	<u>10 Units</u>	<u>29,570 sq. ft.</u>
Amenities Building:	20 Units	57,460 sq. ft.
Total:		<u>63,651 sq. ft.</u>

- Unit Features:**
- Private garages
 - Vaulted ceilings
 - Front deck, back deck and top floor private ensuite deck.

Price: \$6,200,000 (\$97.00 p.s.f.)

Site Plan



NAI Commercial

Commercial Real Estate Services, Worldwide.

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Floor Layout



Front Exterior Elevation



FOR FURTHER INFORMATION, PLEASE CONTACT:

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Canmore Demographics

Total Population: 13,116 people (2001)
17,572 people (2008)

Permanent Population: 10,843 people (2001)
12,005 people (2008)

Non-Permanent Population: 2,273 people (2001)
5,567 people (2008)

Growth Rate Total: 11.6% (2001 - 2006)

Household Income: \$69,020 (2008)

Total Number of Dwelling Units (Permanent): 8,252 (2008)

Total Number of Dwelling Units (Non-Permanent): 2,255 (2008)

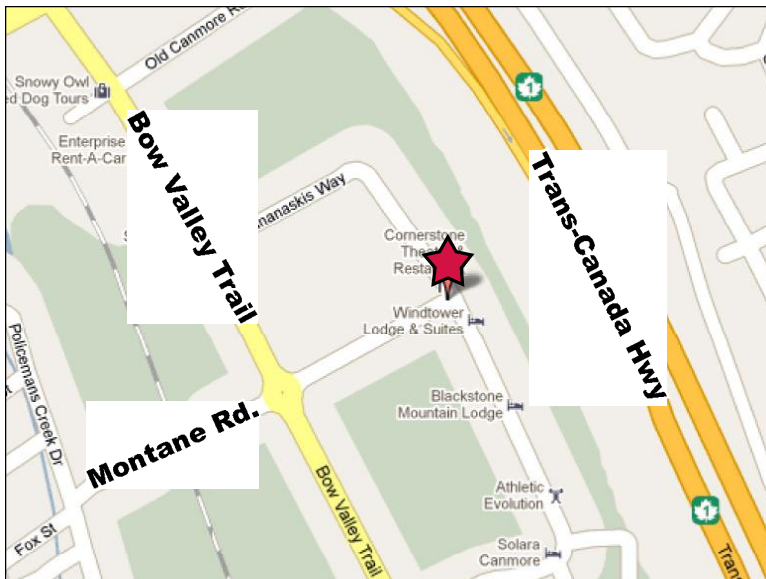
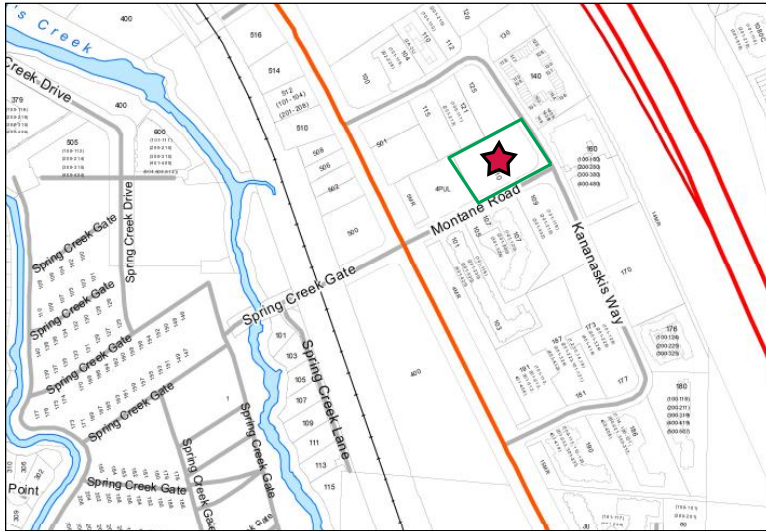
Average Property Value: \$522,646 (2006)

Building & Construction Permits: 2010: \$38,297,000
2009: \$33,291,550

Traffic Volumes: Approx. 14,000 v.p.d.
(Bow Valley Trail, Montane to Trans-Canada Highway)

Median Age: 37.2 years (2006)

Location Map



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