



# HIGH TRAFFIC RETAIL OPPORTUNITY!!

**123 BANFF AVENUE  
BANFF, ALBERTA**



## HIGHLIGHTS

- Exceptionally rare street front retail opportunity located in Banff, Alberta.
- High traffic zone - 3.2 Million people walk by this storefront annually. Peak traffic in July & August with 500,000 people per month passing the storefront.
- One of the World's top travel destinations, with 4M visitors annually.
- Uniquely large space available, at the epicenter of one of Canada's highest retail foot traffic zones.

## PROPERTY DESCRIPTION

<b>Lease Rate:</b>	Market- single rate for full building
<b>Rentable Area:</b>	10,137 sq. ft. +/- (see page 4)
<b>Ceiling Height:</b>	Elevated
<b>Zoning:</b>	CD - Downtown District
<b>Current Approved Use:</b>	Retail Store, General
<b>Possession:</b>	60 days (tbv)

## DEMOGRAPHICS



### Banff Visitors

30,600 vehicles/day  
28,000 pedestrians/day



### Year Over Year Tourism Growth

25%



### Monthly Traffic

(July/August)  
500,000



### Average Wait Time

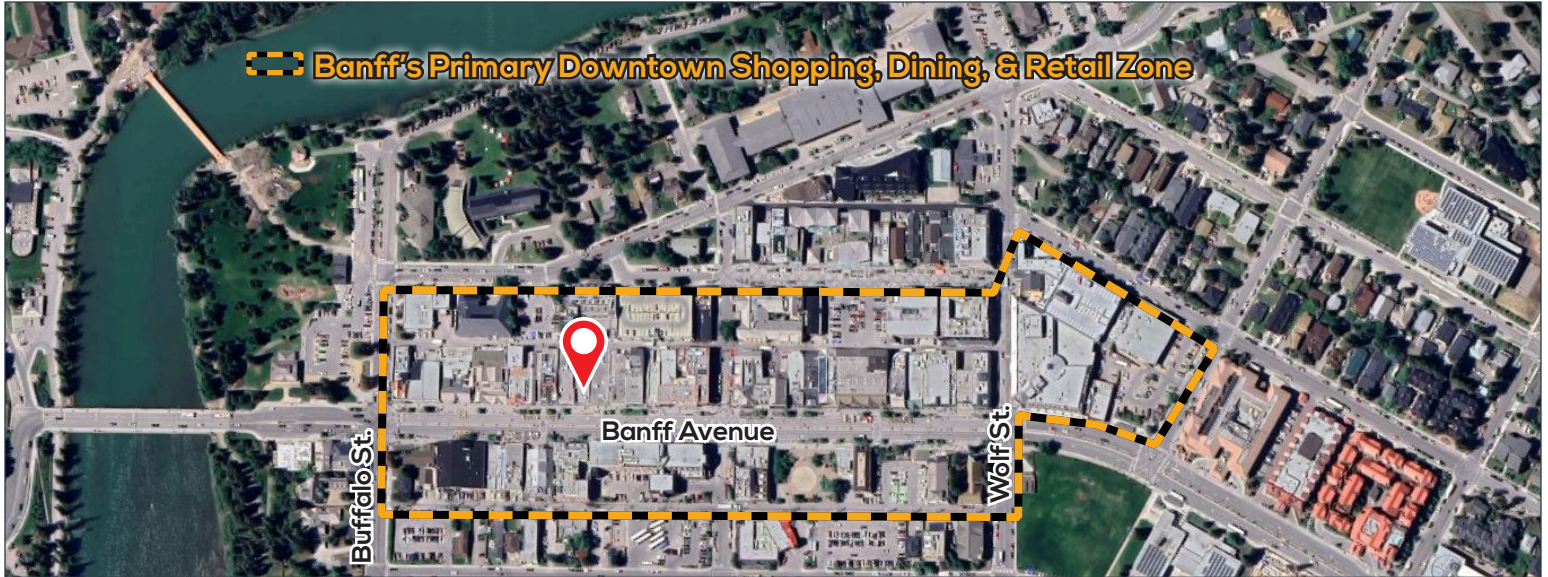
to Lease Banff Ave.  
Retail Space

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free 1.800.750.6766**  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
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# BANFF HIGH TRAFFIC RETAIL ZONE

123 Banff Avenue, Banff, Alberta



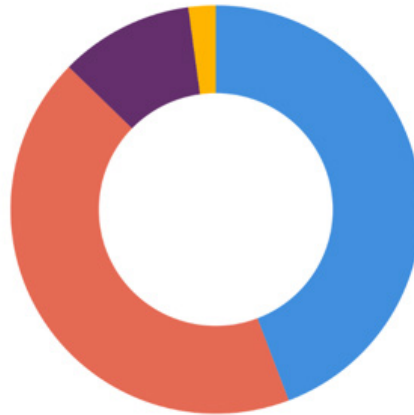
**6Billion**

Banff Tourism's  
Economic Impact

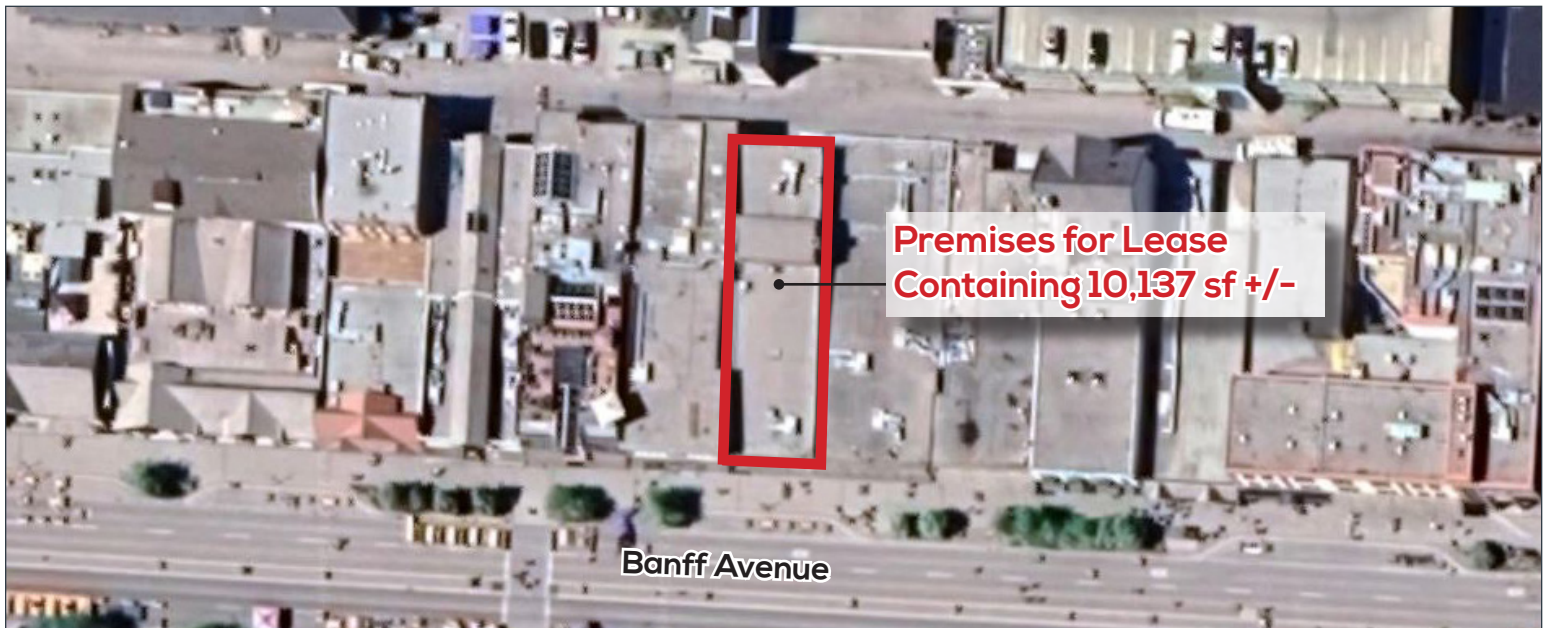


**3.2 Million**

People Walk Past  
this Storefront  
Annually



Regional Visitors	44.22%
International Visitors	43.08%
Domestic Visitors	10.56%
Local Non Residents	2.14%

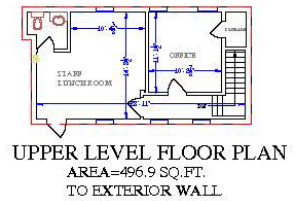
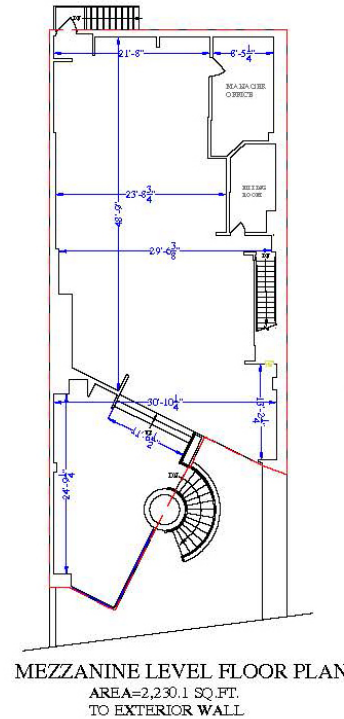
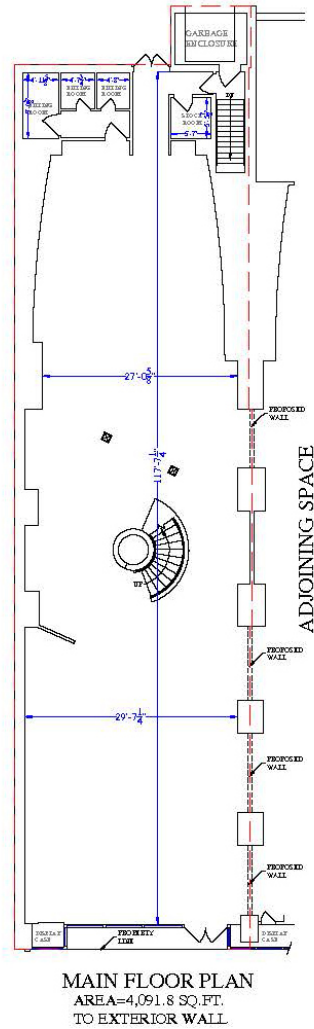
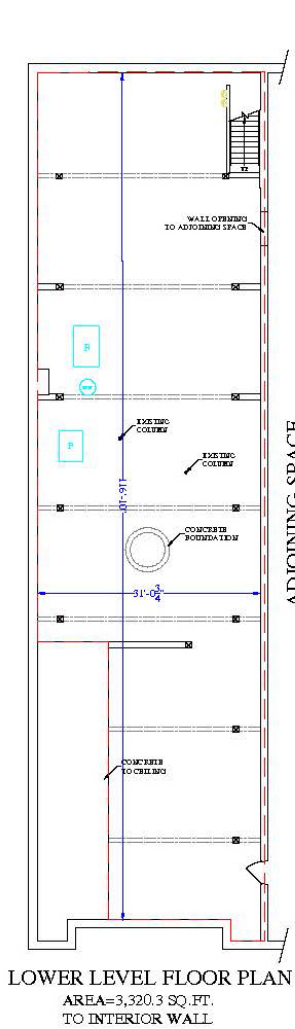


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## SF Breakdown

<b>Main Floor:</b>	4,091 square feet
<b>Mezzanine:</b>	2,230 square feet
<b>Basement:</b>	3,320 square feet
<b>3rd Floor Office:</b>	496 square feet
<b>Total:</b>	10,137 square feet (est.)

*All measurements to be verified*

# LOCATION

123 Banff Avenue, Banff, Alberta



Foot Traffic of Approx. 3.2M  
People Pass the Subject Site  
Annually!

Subject

And Many More Shops &  
Restaurants!

FRONT OF MEZZANINE



FRONT OF MEZZANINE



BACK OF MEZZANINE



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## PERMITTED USES

Financial Services (Banks / Credit Unions)
General Retail Store
Professional, Health and Office Services
Eating & Drinking Establishments
Night Club
Government Services
Internet Cafe
Sports Equipment Rental
Public Parks

## ZONING & APPROVED USE

**Current Zoning:** CD Downtown District

**Existing Approved Use:** Retail Stores, General

Defined to mean: Retail Sales of Clothing, Jewellery, Household Goods, Furniture, Groceries, Beverages, Confectionery, Baked Goods, Gifts, Souvenirs, Printed Matter and Similar Goods within the enclosed building.

Retail Store General does not include Storefront Cannabis Retail or Cannabis Related Sales.

## DISCRETIONARY USES

Amusement Establishments
Hotels
Indoor Recreation Services
Spectator Entertainment Establishments
Community Recreation Services
Vehicle Rental Services
Private Clubs
Apartment Housing
Natural Science Exhibits
Storefront Cannabis Retail
General Equipment Rental
Health Services
Private Education Services
Personal Service Shops
Self Storage Facility
Home Occupations - Type 1
Outdoor Recreation Services
Household Repair Services
Business Support Services
Funeral Services

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MAIN FLOOR BELOW MEZZANINE



MAIN FLOOR BELOW MEZZANINE



LOWER LEVEL STORAGE



BANFF AVENUE





## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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