



## **FOR LEASE: Rocky Mountain Professional Centre**

**1205 Bow Valley Trail, Canmore, Alberta**

**Zoning District; BVT central district (excerpt of permitted attached)**

**Sizes in sq. ft. more or less (BOMA Leasable Areas)**

**103 A – 1,542 sf (unfinished main floor with access from both exterior and hall may)**

**201 A- Approximately 3,200 sf (potential to be subdivided)**

**Base Rent from \$18/sf, with annual increases**

**Operating costs for 2017 estimated at \$10.25/sf including all utilities**

- **Unit 201 may be subdivided**
- **Completely accessible including elevator to second floor**
- **Common area washrooms**
- **Ample parking**
- **Adjacent Hospital**
- **Ideal for medical & professional office users**

***E& O E; this material is based on information provided by the Landlord  
For further details, please call 403-678-5744***

**Zoning: excerpt from land use bylaw:**

### **2.33 BVT –C - Bow Valley Trail Central Commercial District [2014-07]**

**2.33.1 Purpose** This district is intended to complement, not compete with, the downtown area to facilitate the expansion of the health and wellness sector of our economy, and to provide services to visitors and residents of Canmore.

#### **2.33.2 Permitted Uses**

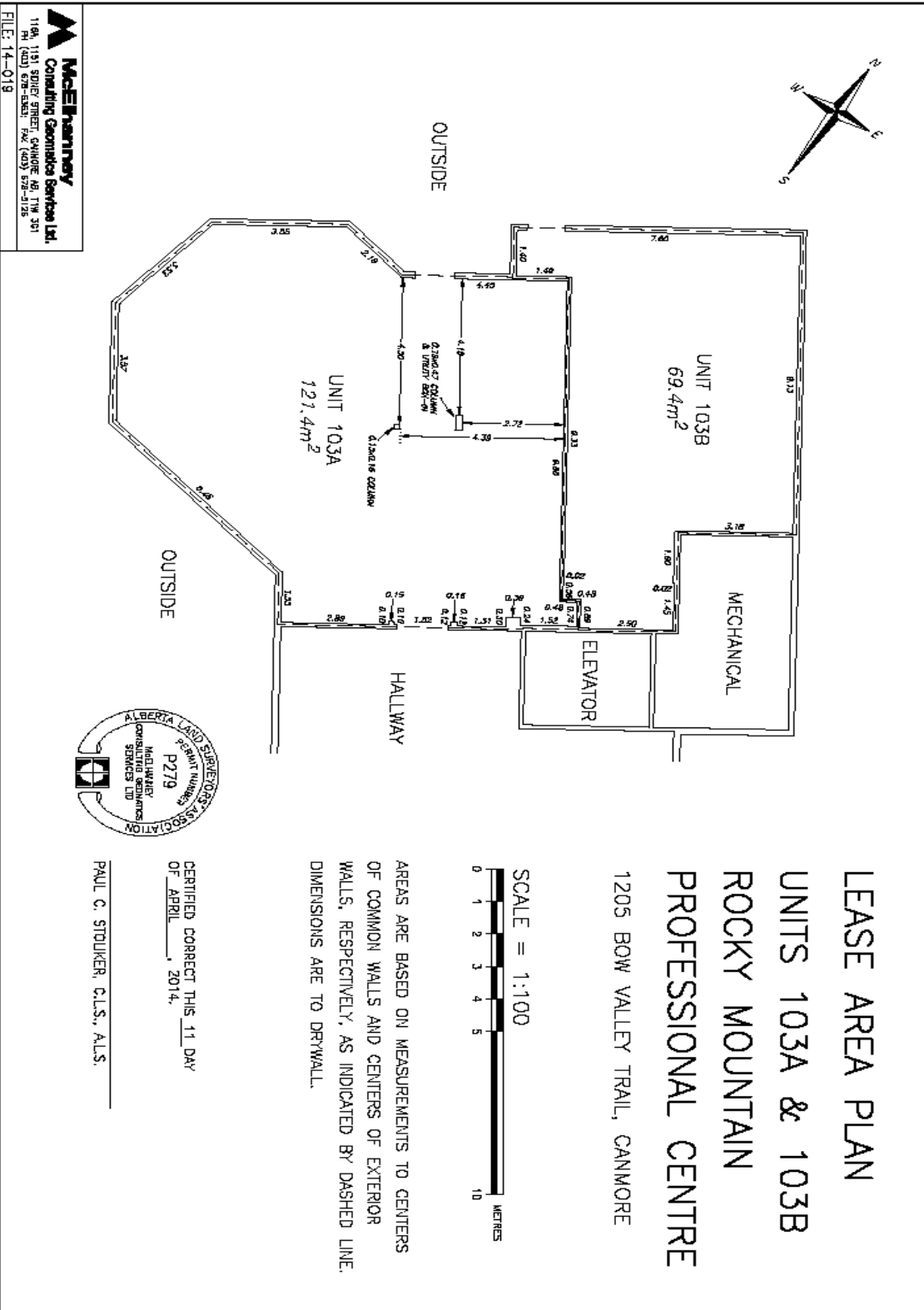
Amusement Arcades  
Athletic and Recreation Facilities  
Arts and Crafts Studios  
Convenience Stores  
Convention Facilities  
Eating Establishments  
Entertainment Establishments  
Home Occupation – Class 1  
Hostel  
Medical Clinics  
Offices (above the main floor)  
Parks and Playgrounds  
Perpetually Affordable Housing (above the main floor)  
Personal Service Businesses  
Public and Quasi Public Buildings and Uses  
Public Utilities  
Retail Stores ( $\leq 150.0\text{m}^2$  GFA)  
Visitor Accommodation

#### **2.33.3 Discretionary Uses**

Cultural Establishments  
Day Care Facilities  
Drinking Establishments  
Dwelling Units (above the main floor)  
Employee Housing  
Essential Public Services  
Funeral Homes  
Home Occupation – Class 2  
Laundromat  
Light Manufacturing Operations  
Liquor Stores ( $\leq 150.0\text{m}^2$  GFA)  
Long Term Care Facilities  
Offices (main floor)  
Perpetually Affordable Housing (main floor)  
Private Clubs  
Public Transportation Terminal  
Retail Stores (Visitor Oriented  $\leq 300.0\text{m}^2$  GFA)  
Seniors Housing/Supportive Living Facility  
Signs  
Staff Accommodation  
Taxi Stands  
Tourist Homes (above the main floor)  
Temporary Staff Housing  
Warehouse Stores ( $\leq 250.0\text{m}^2$  GFA)

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**Unit 103 a & b**



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EVACUATION MAP - *Can more Clinic*  
*Orion Health*

