

On-Market Comparables

Sept 26 2022

Date	Status	Address	Column1	Price	Sqft	\$/sf	Zoning	Notes
SUBJECT	ACTIVE	101 - 75 Dyrigas Gate	Canmore	\$ 7,995,000.00	14,079	\$ 567.87	CC	Grade A: 2009 build, luxurious complex, anchor tenants, mixed-use space, parking, location; Grade C Revenue
	PENDING (3rd time)	127 Banff Avenue	Banff	\$ 8,200,000.00	7,717	\$ 1,062.59	CD	Grade A++ location; Grade C/D Building; Grade F revenue
	ACTIVE	Units 1&2 130 Bow Meadows Crescent	Canmore	\$ 2,175,000.00	6,600	\$ 329.55	IND2	Grade C+; located in Canmore industrial/commercial area; spans three levels; includes employee housing living suite;
	ACTIVE	3 Cougar Mountain Crescent	Exshaw	\$ 1,824,000.00	4608 + 34,000 lot	\$ 395.83		Grade D; total sqft not provided (upper levels missing); 34,000 lot included in the price; 5 bays total with second level space
	ACTIVE	2106 - 100 Alpine Meadows	Canmore	\$ 1,285,550.00	1,800-2,700 + mezz option		IND1	Grade B: new build, 6 sides - unfinished interior, light industrial Grade B: desirable zoning, good size, unique layout good for lots of types of local businesses
13-Sep-22	SOLD	#108 - 109 Bow Meadows Crescent	Canmore	\$ 575,000.00	1,115	\$ 515.70	IND2	
26-May-22	SOLD	2107 - 100 Alpine Meadows	Canmore	\$ 1,298,235.00	1,800-2,700 + mezz option		IND1	Grade B: new build, 6 sides - unfinished interior, light industrial
09-Mar-22	SOLD	133B & 233B - 306 Bow Valley Trail	Canmore	\$ 1,510,000.00	4,500	\$ 344.44	CC	Grade B: new build, 6 sides - unfinished interior, light industrial
	LEASED	116-109 Bow Meadows Crescent	Canmore	\$ 865,000.00	2,282	\$ 379.05	IND2	Grade C; two units leased as one; 6 parking stalls
05-Jan-22	SOLD	901 - 8th Street	Canmore	\$ 4,000,000.00	aprx 7000sf + 6331 lot	\$ 571.43	TC	Grade B; Grade C property on a Grade A piece of land; sold for eventual mixed-use redevelopment; half the property needs full renno
22-Dec-21	SOLD	127 Bow Meadows Crescent	Canmore	\$ 1,500,000.00	3,628	\$ 413.45	IND2	Grade B+; lot size, room for expansion; redevelopment opportunity
01-Nov-21	SOLD	113B - 306 Bow Valley Trail	Canmore	\$ 680,000.00	2,500	\$ 272.00	CC	Grade B: new build, 6 sides - unfinished interior, light industrial
11-Oct-21	SOLD	#205, 1006 - 6th Avenue	Canmore	\$ 450,000.00	766	\$ 587.47	Mixed	Grade B+; downtown location, no direct street frontage, owner/operator mixed use space
23-Sep-21	SOLD	113 - 701 Benchlands Trail	Canmore	\$ 340,000.00	615	\$ 552.85	CC	Grade C+; smaller usually yields higher \$/sf due to demand and affordability
30-May-21	SOLD	300 - 709 Main Street	Canmore	\$ 570,000.00	1,206	\$ 472.64		Grade B; upper level, main street; fully furnished office space
27-May-21	SOLD	101 - 512 Bow Valley Trail	Canmore	\$ 461,000.00	1,324	\$ 348.19	BVT-G	Grade C/D+
22-Jan-21	SOLD	3A - 1306 Bow Valley Trail	Canmore	\$ 458,000.00	1,225	\$ 373.88	BVT-C	Grade C/D+
01-Apr-21	SOLD	213, 1001 - 6th Avenue	Canmore	\$ 297,000.00	467	\$ 635.97	TCD	Grade C+; Mistaya Place
30-May-21	SOLD	709 Main Street	Canmore	\$ 570,000.00	1,206	\$ 472.64		
						\$487.97	Average	