

BUSINESS FOR SALE

MOUNTAIN SOLES

1408 RAILWAY AVENUE | CANMORE AB

NAI Advent

Commercial Real Estate Services, Worldwide.



Mountain Soles

Footwear, Apparel & Gear

- Profitable & established Sporting Goods and Footwear Company in Canmore
- Outdoor Adventure-Lifestyle
- Business-Owner/Operator run
- Located along Canmore's Railway Avenue
- Long term lease in place 4 + 5 years (9 yrs)
- Easy operation & flexible business hours, 1-2 staff + owner.
- www.mountainsoles.ca
- Financial available on request
- **Sale Price: \$199,000.00 + Inventory on hand (at cost \$450-\$550K)**



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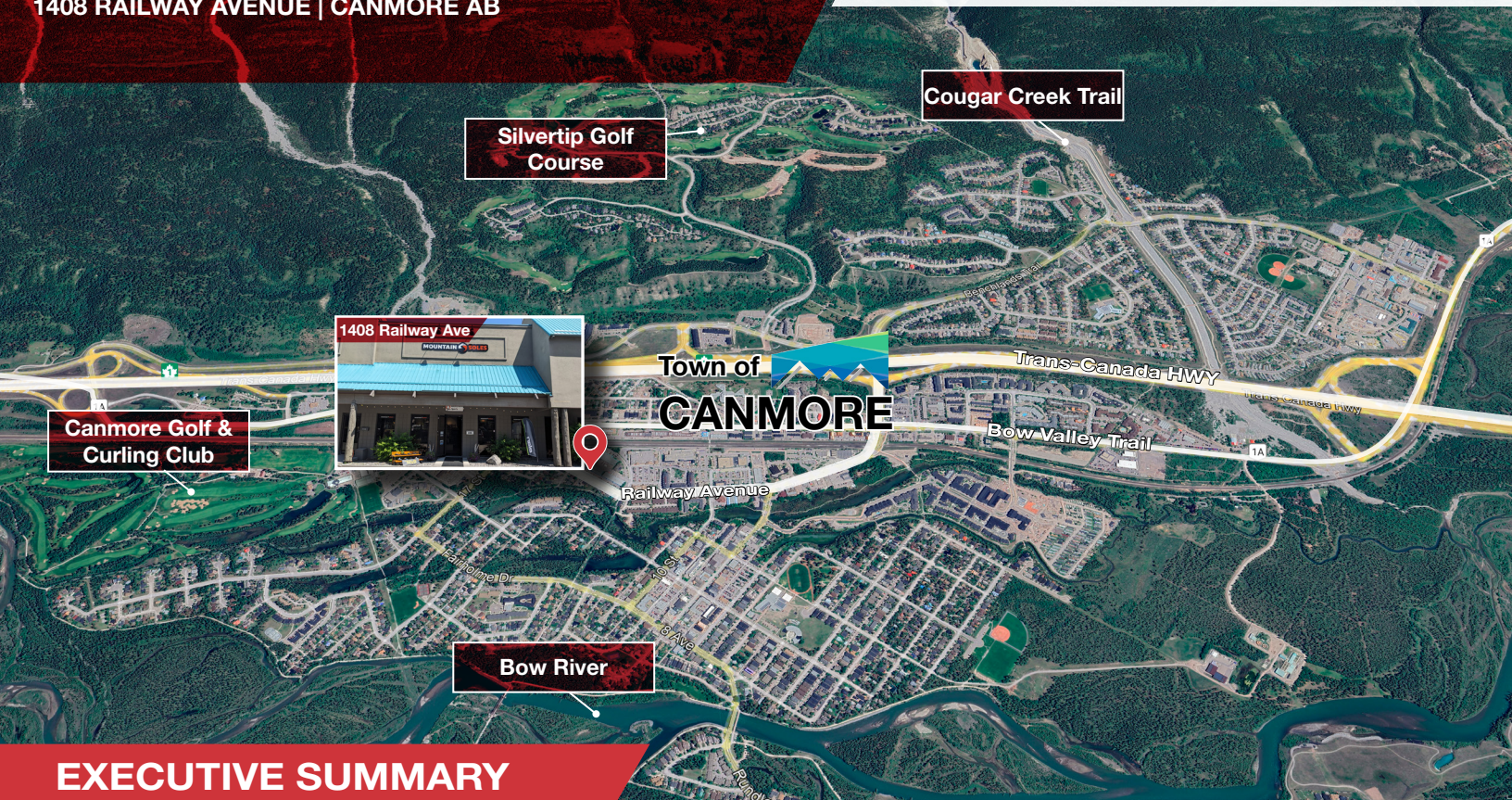
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EXECUTIVE SUMMARY

COMMUNITY DESCRIPTION

Canmore, Alberta, is a captivating destination that attracts tourists from around the world with its stunning natural beauty and array of attractions. Located amidst the majestic Canadian Rockies, Canmore offers a wealth of outdoor activities for adventure seekers. Hiking and biking trails wind through picturesque landscapes, revealing breathtaking views of snow-capped peaks, crystal-clear lakes, and lush forests. The town is a gateway to Banff National Park, offering easy access to iconic attractions like Lake Louise and Moraine Lake. Winter sports enthusiasts flock to Canmore for its world-class skiing, snowboarding, and cross-country skiing facilities.

Area Demographics

POPULATION	2 KM	3 KM	5 KM
2023	5,859	12,562	14,232
2028	6,488	13,819	15,686
2033	7,244	15,253	17,227
Growth 2023-2028	2.1%	2.0%	2.0%
Growth 2023 - 2033	2.4%	2.1%	2.1%



Banff	25 min	25km
Lake Louise	40 min	60 km
Kananaskis	15 min	19 km
Calgary	1hr	100 km

TRAILS & PARKS

ATTRACTION & SIGHTSEEING

TOURS & EXPERIENCES

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