



The

Gateway

AT THREE SISTERS

**Retail Space
Opportunities**





The Gateway

AT THREE SISTERS

A Thriving Retail Destination

The Gateway at Three Sisters is a new mixed-use development that will serve the needs of Bow Valley residents, visitors and workers alike. It will provide new retail, commercial, medical, office and residential spaces, including employee accommodations, to this ever-growing market.

The Gateway will have a large recurring customer base from upper level employee accommodations as well as condominiums and townhomes being constructed nearby. The development will also attract area visitors because of its proximity to the highway and ease of accessibility.

A 2023 Retail Gap Analysis, conducted by FBM in collaboration with Deloitte for the Town of Canmore, concluded the need for more affordable retail. The Gateway at Three Sisters was identified as a key development for filling category and price point voids. The analysis also concluded commercial development is supportable by the market.

The Gateway will be anchored by a national grocery store and gas station, and provide a mix of retail, office and medical amenities, complete with ample parking, and bicycle stands.



Your Gateway to the Rockies

For Leasing Inquiries, Contact:

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