

# \$5,450,000 - 218 & 220 Beaver Street, Banff

MLS® #A2226003

**\$5,450,000**

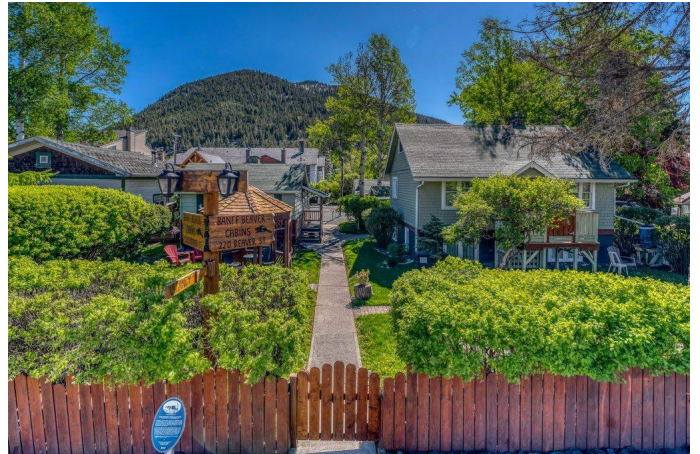
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.24 Acres

NONE, Banff, Alberta

Situated on two full town lots in the core of Banff, Alberta—“one of Canada’s™ most iconic national park destinations”—Beaver Street Cabins presents a singular opportunity for investors seeking both stability and upside in a tightly held market. This legal, B&B Inn licensed hospitality property is forecast to generate \$414,000 in net revenue for 2025 delivering a favourable cap rate in a world renowned resort market.

What sets this property apart is its status as one of only eight of B&B Inns licensed in the Town of Banff—an increasingly rare asset due to tightened municipal regulations. The current configuration offers steady income from a collection of well-maintained heritage cabins, beloved by international visitors year-round; currently the cabins have the capacity for 20 guests in one and two bedroom arrangements. Visitors from around the globe visit to ski, hike, explore the mountains, and visit Banff Avenue which is just steps away. In addition to the guest spaces, there is a residential unit for an onsite owner or manager.

Beyond its existing income stream, the real potential lies in the site’s™ approved redevelopment pathway. Backed by over \$200,000 in architectural planning and consultations with the Town, future owners have the ability to reimagine the property—“retaining a single historic structure while rebuilding the remainder to modern boutique hospitality standards. With zoning



and licensing already in place, the groundwork has been laid for a one-of-a-kind repositioning. For investors looking to diversify their portfolio with a high-performing, lifestyle-aligned asset in a location with significant barriers to entry, Beaver Street Cabins is a generational acquisition.

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2226003    |
| Price     | \$5,450,000 |
| Bathrooms | 0.00        |
| Acres     | 0.24        |
| Type      | Commercial  |
| Sub-Type  | Hotel/Motel |
| Status    | Active      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 218 & 220 Beaver Street             |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L 1B2                             |

### Interior

|         |                       |
|---------|-----------------------|
| Heating | Baseboard, Forced Air |
|---------|-----------------------|

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 59             |
| Zoning         | RCM            |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.