

FOR SALE

South Point Village | Commercial Land

Airdrie, AB



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NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

The Opportunity

The subject lands are located as part of the South Point Village in the vibrant and rapidly growing city of Airdrie, AB, and offer prime opportunity for commercial developments. This master-planned commercial district is strategically situated between the Queen Elizabeth II Highway and the South Point residential community, ensuring excellent visibility and accessibility.



Area Highlights

GREAT ACCESSIBILITY

Prime location with excellent access to major highways and public transportation.

ECONOMIC GROWTH POTENTIAL

The Airdrie area is showing significant economic growth with increasing property values and business opportunities. There are various business advantages including no business tax and low property taxes.

MARKET DEMAND

High demand for commercial space due to growing businesses and population.

COMMUNITY SUPPORT

Strong support from local government and community for commercial development projects.

Available Lots

LOT	SITE LEGAL DESCRIPTION	SITE SIZE GROSS	LAND USE	PRICE
3	Plan 2211499; BLOCK 1; LOT 3	5.11 AC	C3 Regional Commercial	\$6,400,000
6	Plan 2311919; BLOCK 1; LOT 6	5.05 AC	C3 Regional Commercial	\$4,200,000
7	Plan 2311919; BLOCK 1; LOT 7	5.96 AC	C3 Regional Commercial	\$5,400,000
8	Plan 2311919; BLOCK 1; LOT 8	10.23 AC	C3 Regional Commercial	\$9,100,000
TOTAL		21.30 AC		

Land Use

C3 – Regional Commercial District

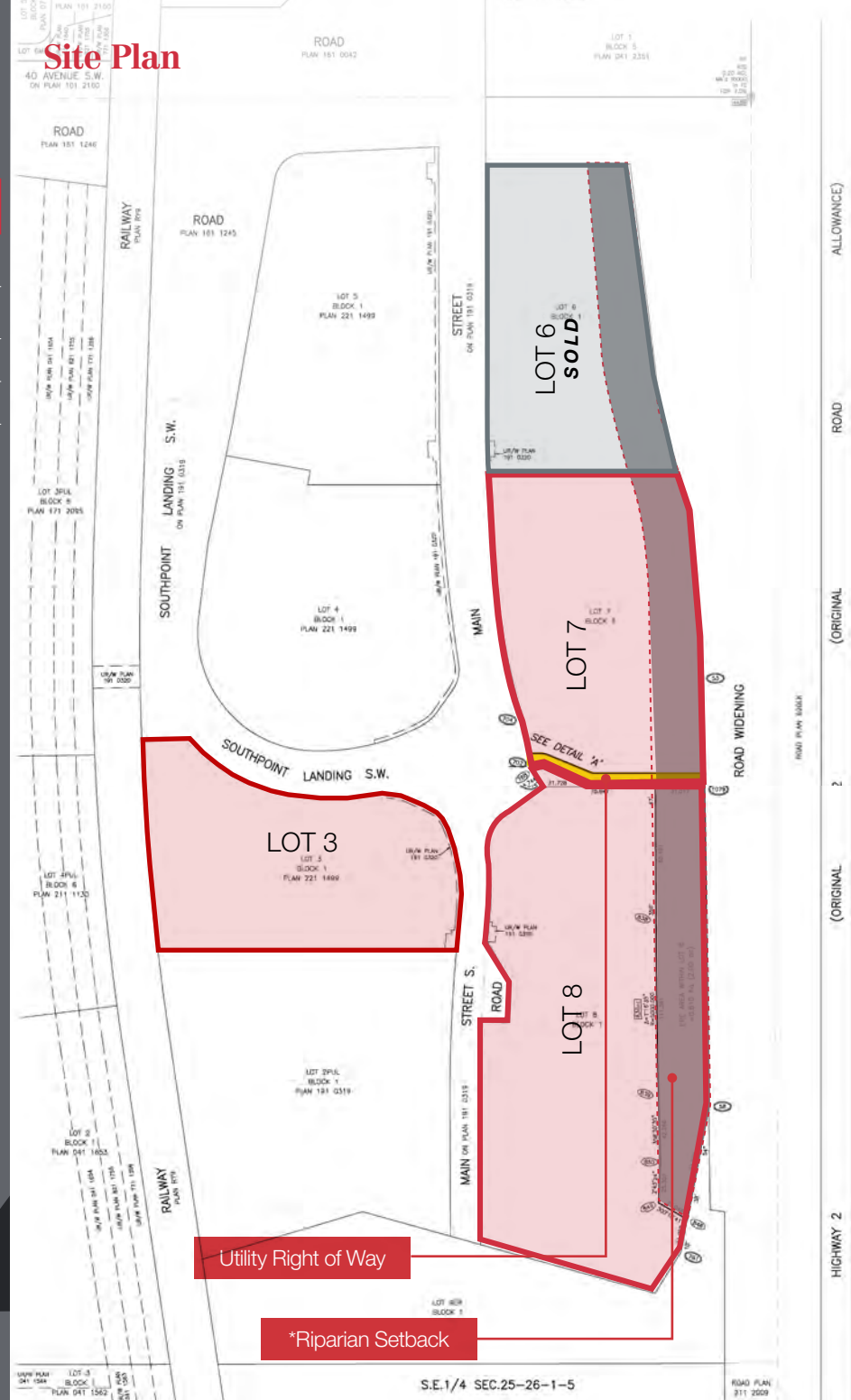
PERMITTED LAND USES

Animal Service, Limited
 Business Support Service
 Financial Service
 Government Service
 Health Care, Limited
 Indoor Recreation, Limited
 Office
 Personal Service
 Pubic Assembly, General
 Public Assembly, Limited
 Restaurant
 Retail Store, Convenience
 Retail Store, General
 Retail Store, Liquor
 Supportive Housing, Limited
 Vehicle Service, Limited

DISCRETIONARY LAND USES

Accessory Building
 Animal Service, General
 Artist Studio
 Child Care, Commercial
 Commercial School
 Community Service Facility
 Drive-Through
 Entertainment, General
 Farmers Market
 Funeral Service, Limited
 Garden Centre
 Garden Centre, Seasonal
 Health Care, General
 Hostel
 Hotel
 Hotel & Conference Centre
 Indoor Recreation , General
 Microbrewery
 Mobile Food Vendor
 Motel
 Nightclub
 Public Assembly, Major
 Shopping Centre
 Supportive Housing, General
 Temporary Event
 Vehicle Sales & Leasing
 Vehicle Service, General
 Warehouse Sales

Site Plan



Airdrie | Strategic Initiatives and Planning

POLICY AND INCENTIVES Airdrie has introduced new land use bylaws, a Community Revitalization Levy (CRL), and several incentives to boost downtown investment. These initiatives position Airdrie competitively for sustainable community development.

INFRASTRUCTURE AND SERVICES The city is focusing on expanding infrastructure and services to accommodate growth, including new subdivision servicing agreements and land development plans.

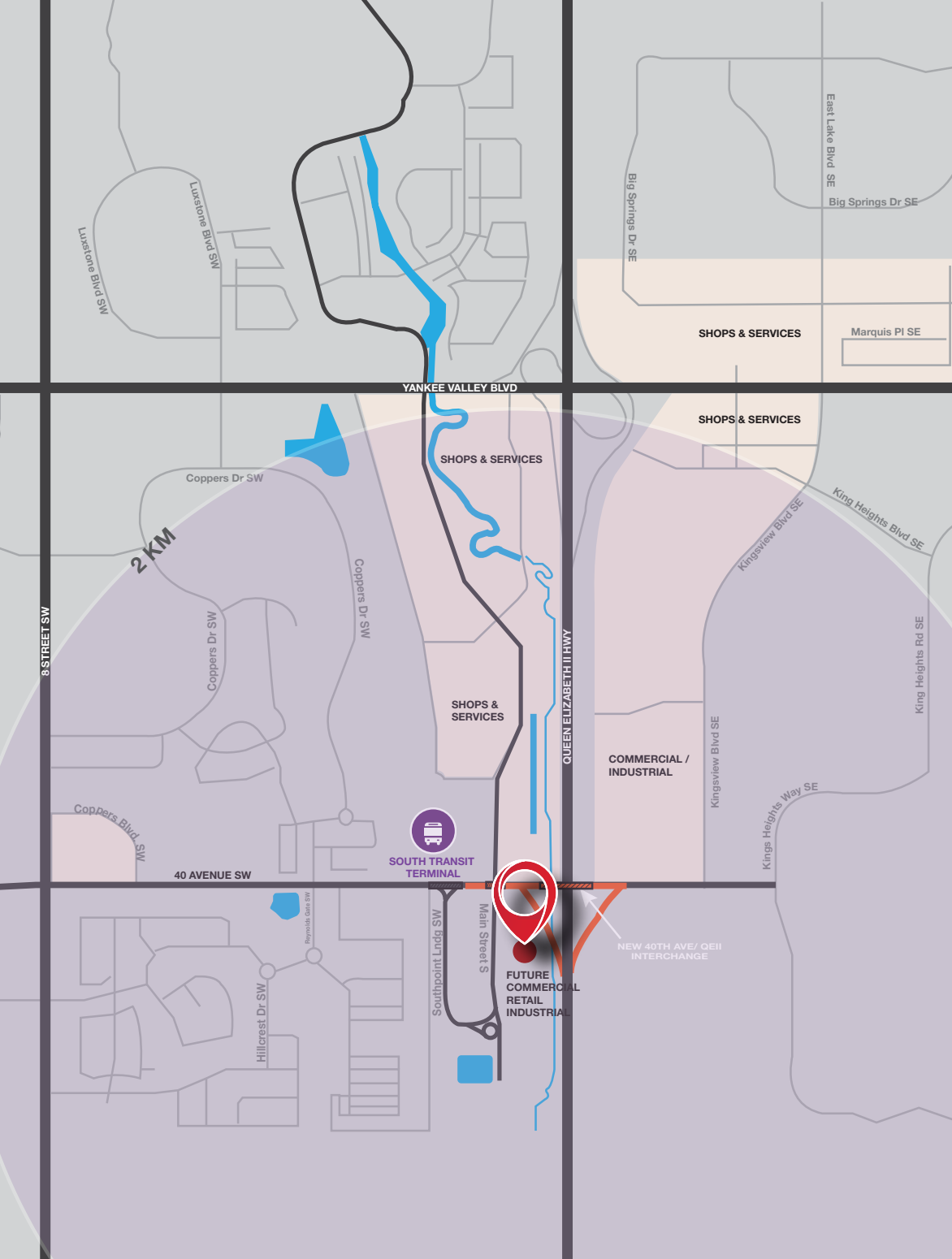
40TH AVENUE INTERCHANGE TO QEII Opened in October'2023 it will provide critical transportation infrastructure that will support development of future lands, connect communities, enhance safety and boost economic development.

Airdrie | Population & Demographics

 Total Population **84,752**
 Median Household Income **\$110,000**
 Average Age **34.8**

HOUSEHOLDS	2 KM	5 KM
Households	5,249	20,221
5 Yr Growth	5.0%	3.7%
Median Household Income	\$118,935	\$100,875
Average Household Income	\$144,383	\$123,118
Private Households	17,012	61,632

#HOUSEHOLDS BY HH INCOME	2 KM	5 KM
<\$40,000	368	2,211
\$40,000 - \$60,000	439	2,227
\$60,000 - 80,000	463	2,276
\$80,000 - 100,000	794	3,299
\$100,000 - 150,000	1,613	5,724

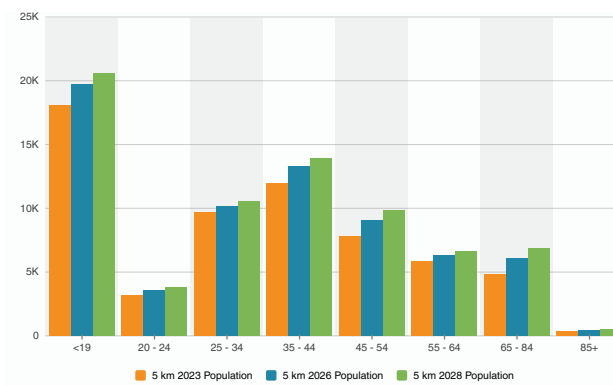


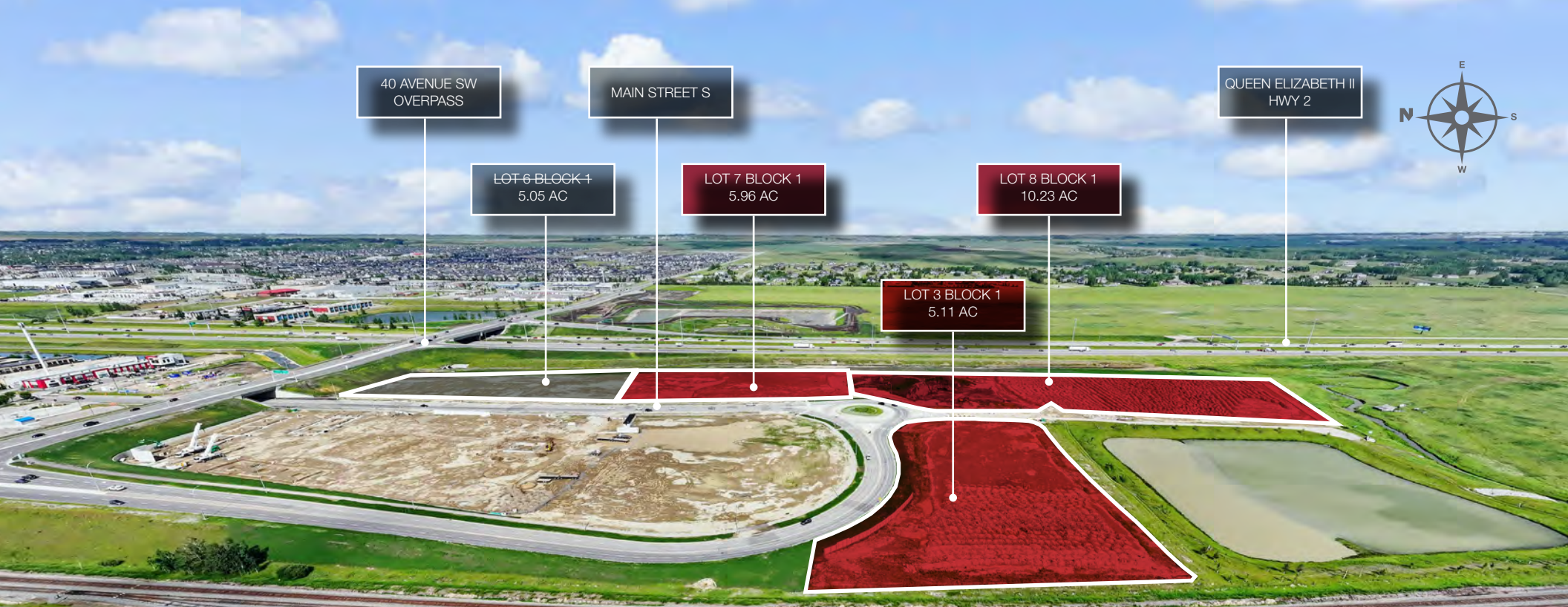


Airdrie is located on the Calgary-Edmonton Corridor (QEII) and CANAMEX Highway, and minutes from the Trans-Canada Highway, 15 minutes to Calgary International Airport and 30 minutes to downtown Calgary. It is also located just one hour from the majestic Canadian Rocky Mountains. Its proximity to Calgary and major transportation routes enhances Airdrie's appeal for businesses and residents alike, contributing to its strong economic outlook.

Airdrie, which is known for its young and highly skilled workforce is one of fastest-growing cities in Canada the fifth-largest population centre in Alberta by population (84,752). It is within 24-hour delivery time to a market of 50 million people in Canada and the US Pacific Northwest. Airdrie has sets its sights on a few target sectors (Manufacturing, Professional, Scientific and Technical Services, Transportation and Logistics, Retail and commercial services, Construction and Real Estate) and each are seeing solid growth.

Population by Age





40 AVENUE SW
OVERPASS

MAIN STREET S

QUEEN ELIZABETH II
HWY 2

LOT 6 BLOCK 1
5.05 AC

LOT 7 BLOCK 1
5.96 AC

LOT 8 BLOCK 1
10.23 AC

LOT 3 BLOCK 1
5.11 AC

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