

# 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.



LOT 8 BLOCK 1  
10.23 AC  
**SOLD**

LOT 7 BLOCK 1  
5.96 AC

LOT 6 BLOCK 1  
5.05 AC  
**SOLD**

## 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       |
|--------------|------------------------------|-----------------|------------------------|-------------|
| 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 |
| <b>TOTAL</b> |                              | <b>21.30 AC</b> |                        |             |

## Land Use

### C3 – Regional Commercial District

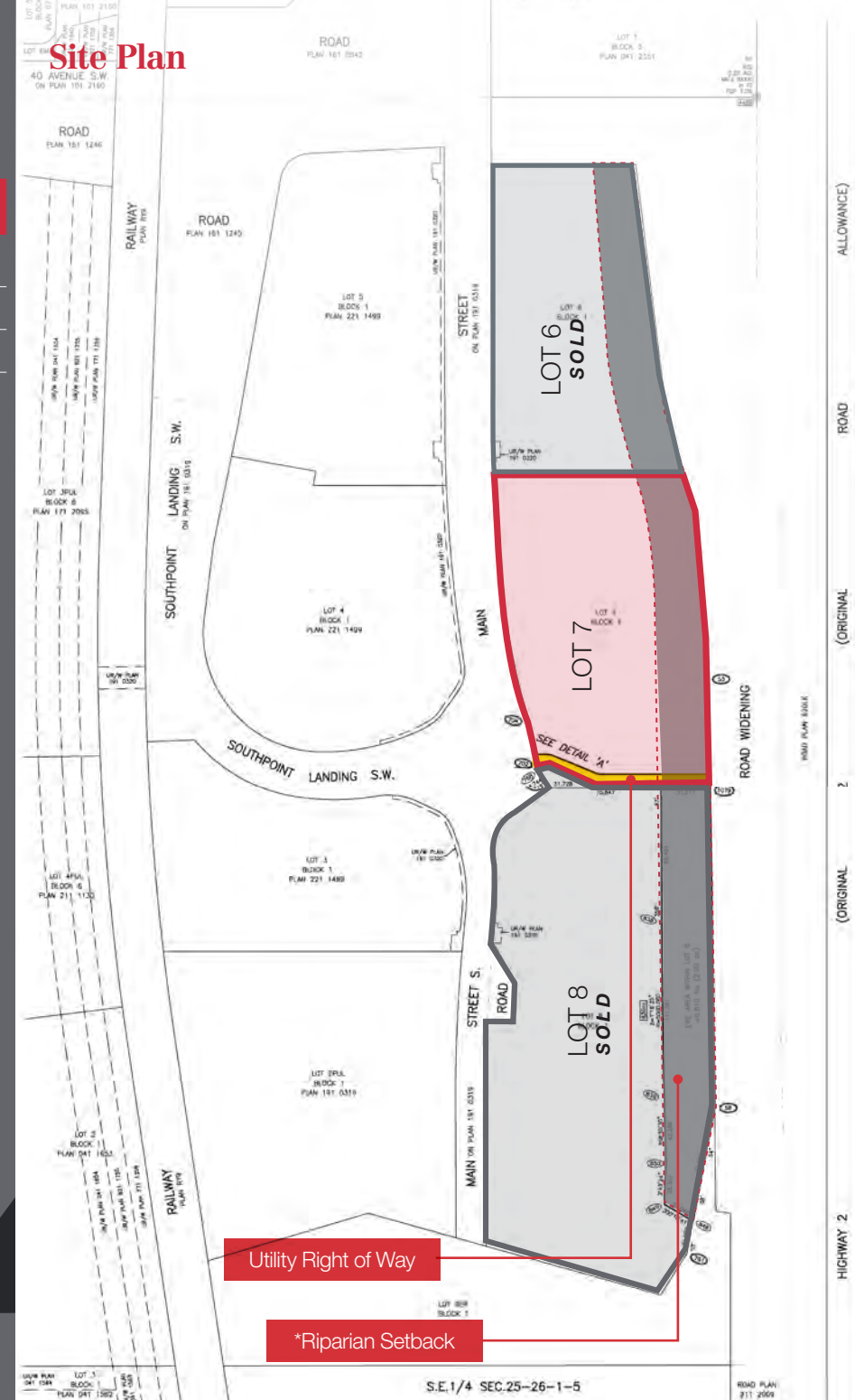
#### PERMITTED LAND USES

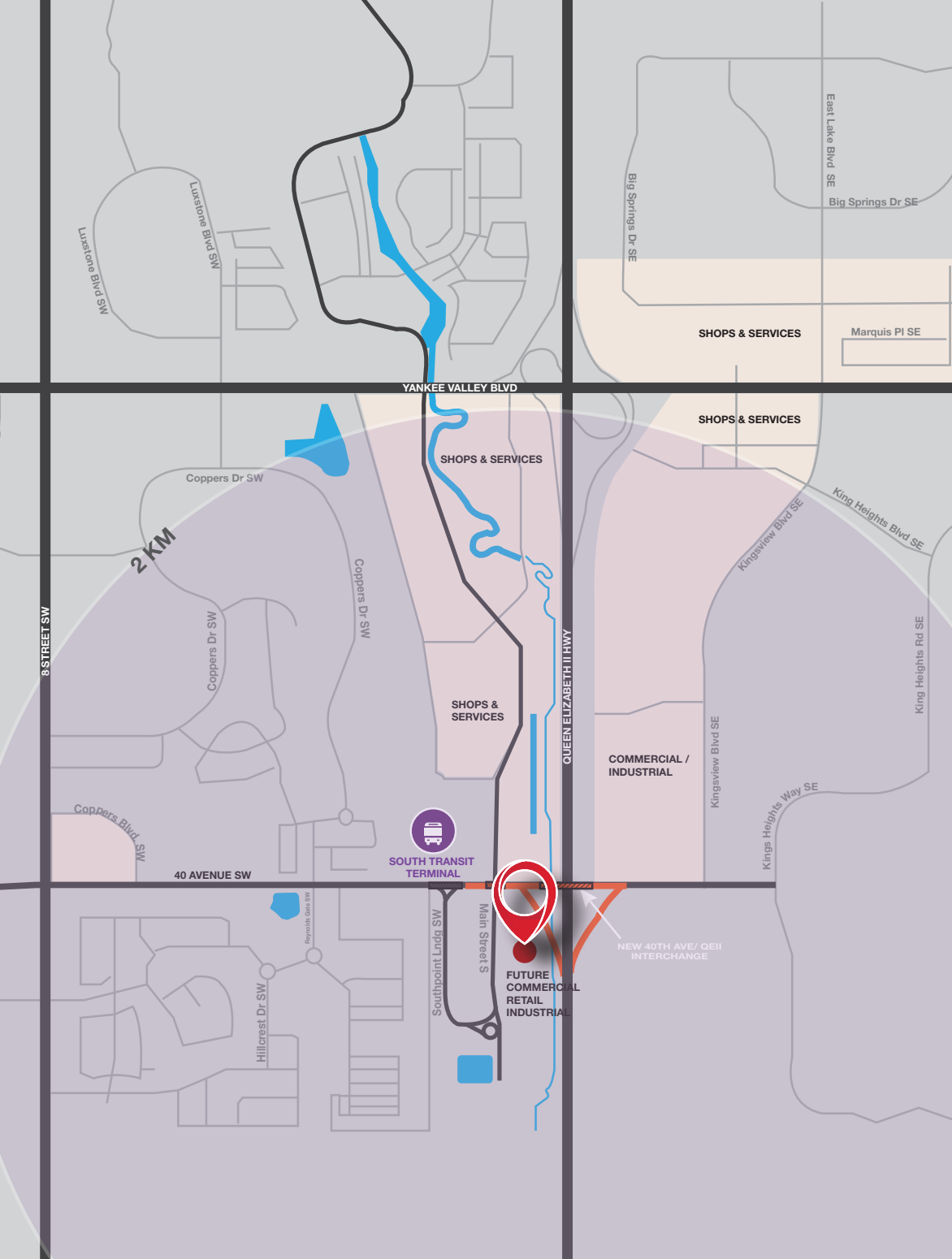
Animal Service, Limited  
Business Support Service  
Financial Service  
Government Service  
Health Care, Limited  
Indoor Recreation, Limited  
Office  
Personal Service  
Public Assembly, General  
Public Assembly, Limited  
Restaurant  
Retail Store, Convenience  
Retail Store, General  
Retail Store, 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    |

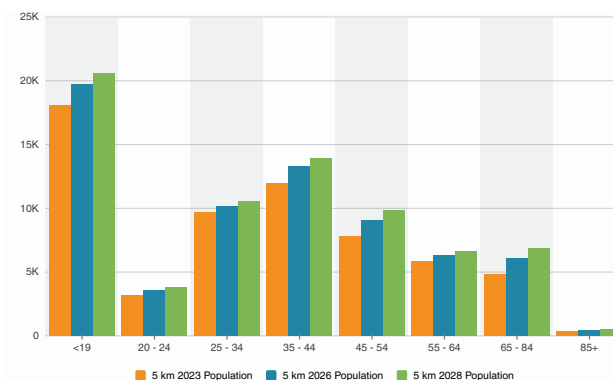
| #HOUSEHOLDS BY HH INCOME | 2 KM  | 5 KM  |
|--------------------------|-------|-------|
| <\$40,000                | 368   | 2,211 |
| \$40,000 - \$60,000      | 439   | 2,227 |
| \$60,000 - 80,000        | 463   | 2,276 |
| \$80,000 - 100,000       | 794   | 3,299 |
| \$100,000 - 150,000      | 1,613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

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