



FOR SALE

Valhalla Substance Treatment Lodge

**5 Star Retreat on 46.5 Acres in the Foothills
of the Rocky Mountains, Priddis, Alberta
// 16 km from Calgary**



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PROJECT DESCRIPTION

Valhalla Substance Treatment Lodge, Priddis AB

The main lodge building is a redevelopment of the existing building originally constructed as a seniors lodge in the mid-1990's. The existing building has sat vacant for 25 years and is prime for repurposing. The existing interiors required minimal redevelopment to convert to the new building program while creating a grand hall, dining area, and recreation area. The overall lodge building program is designed to accommodate 112 residents in the long term treatment cycle. The recreation building includes three squash courts, half size gymnasium, and large weights room along with change rooms.

Optional third building is a combination Facilities Admissions, Facility Administration, and Staff Housing building. Patients are admitted into the facility through the Admissions / Detox wing and remain here for 7-10 days before moving to the main facility. A total of 20 patients can be accommodated in this area. The building is also home to the Facility Administration, food services, and 32 staff housing units. Staff reside on site during their tour in the studio units and include outdoor amenity spaces.

UNIQUE DETAILS

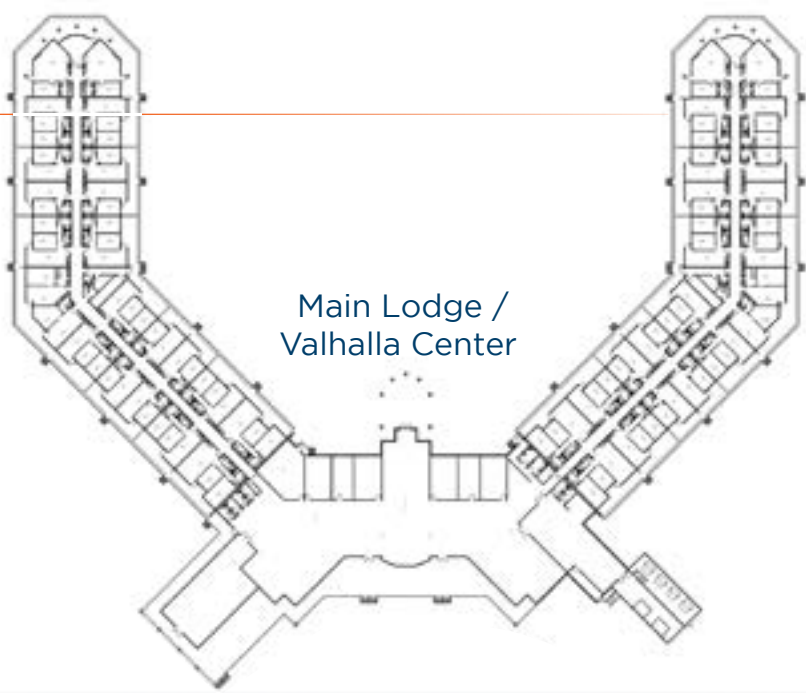
112 resident capacity with 44 executive suites.

Each executive suite opens to a private covered patio.

60,00 SqFt Main Lodge.

20,000 SqFt Common Area for Kitchen, Dining, Lounge & Spa.

Located across from Priddis Greens Golf Club.



FOR SALE: Market Price

// **“Uniquely positioned to become one of the top retreats in North America.”**

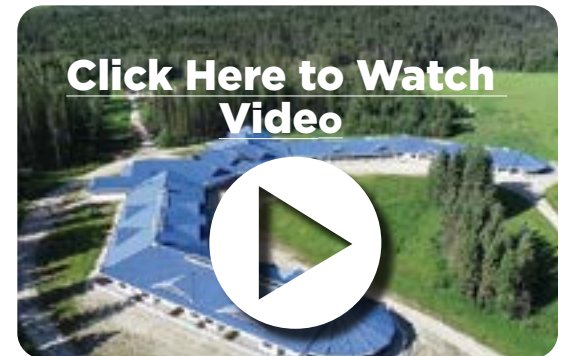
Other proposed buildings: recreation building, staff housing / admin & detox building, auxiliary building. See Property Map on next page.



MAP & CONTACT



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