

# 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  
CONDITIONALLY  
SOLD

LOT 7 BLOCK 1  
5.96 AC  
CONDITIONALLY  
SOLD

LOT 3 BLOCK 1  
5.11 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
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
<b>TOTAL</b>		<b>5.11 AC</b>		

# Land Use

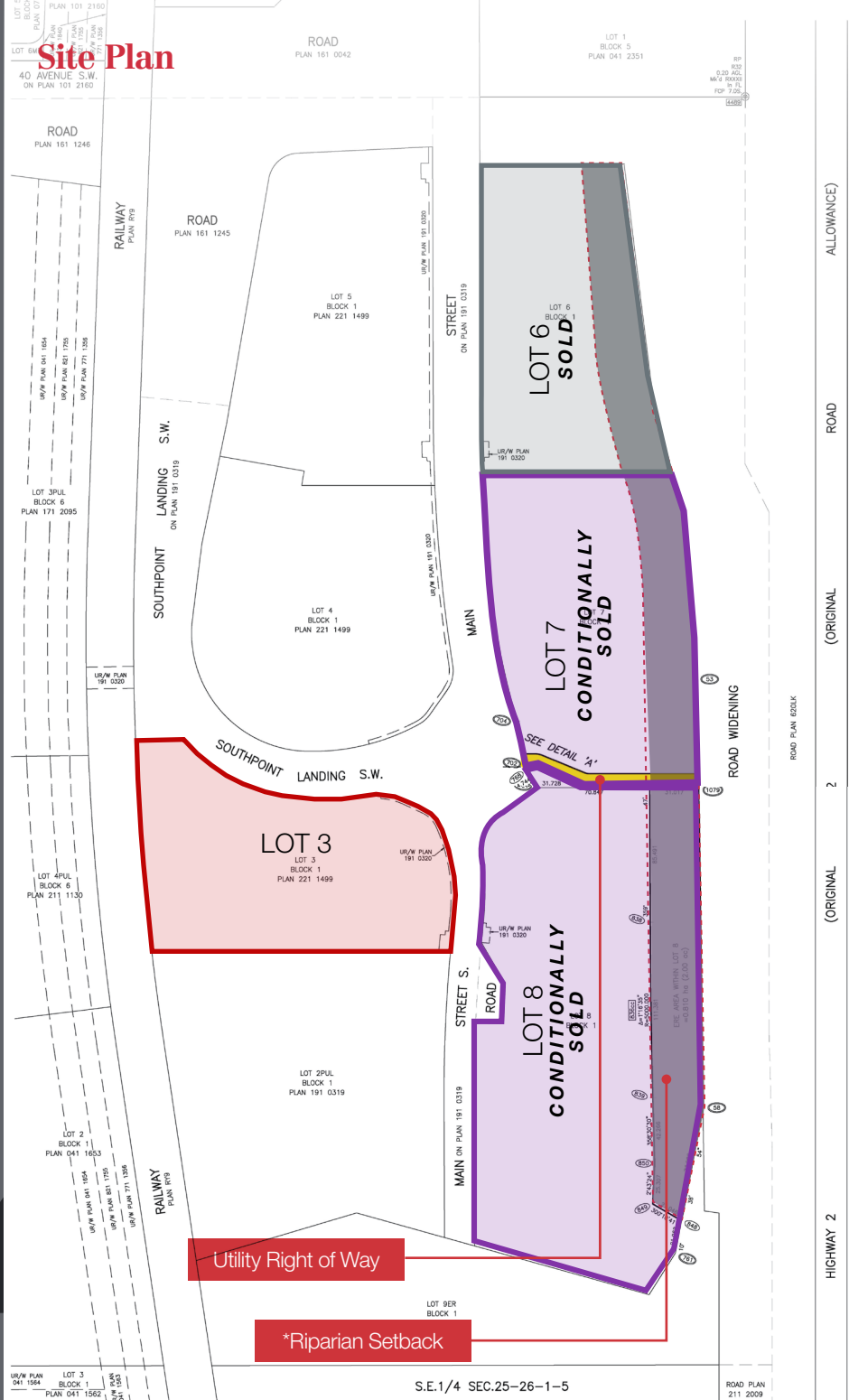
C3 – Regional Commercial District

## PERMITTED LAND USES

- Animal Service, Limited
- Business Support Service
- Financial Service
- Government Service
- Health Care, Limited
- Indoor Recreation, Limited
- Office
- Personal Service
- 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



## 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.

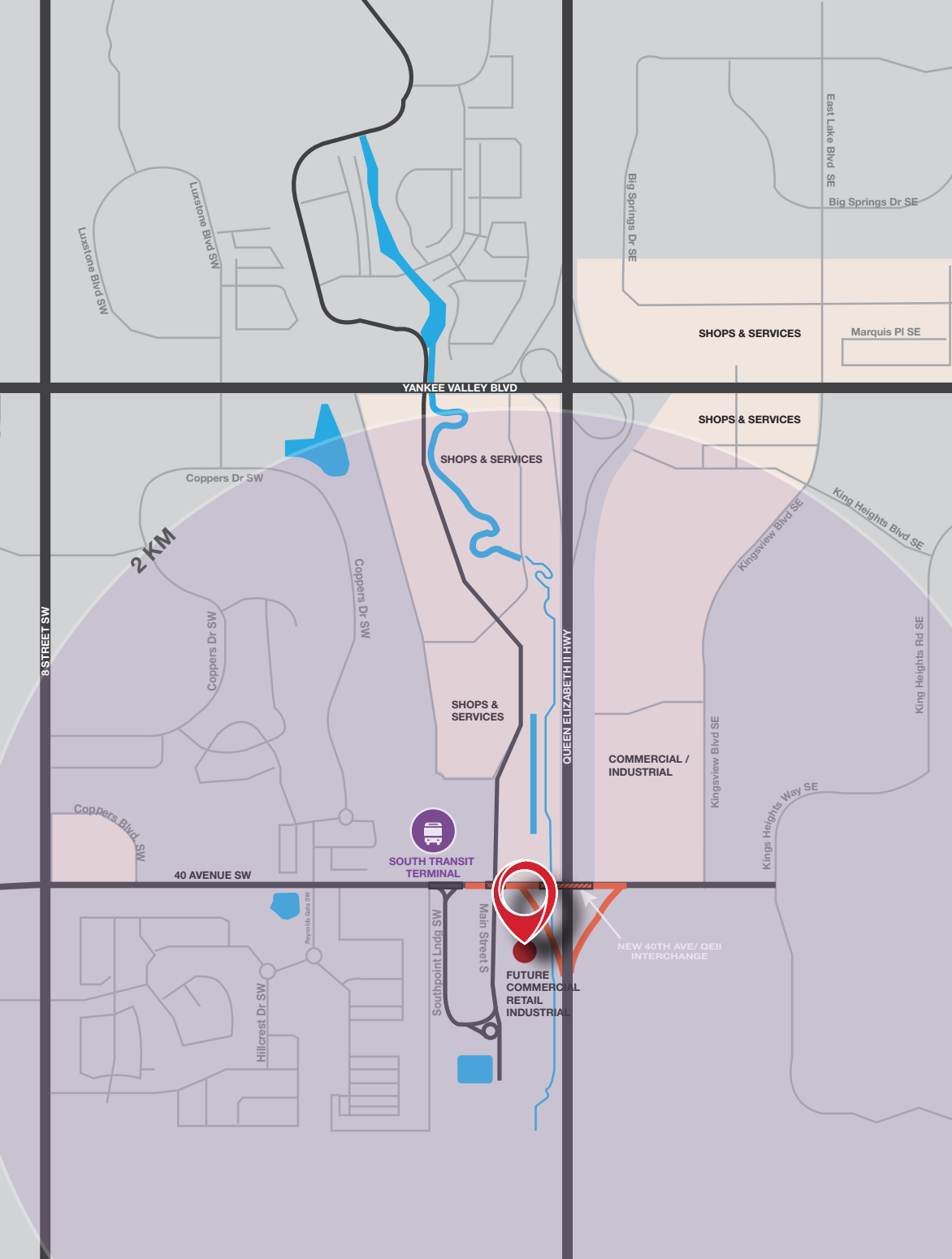
**40TH AVENUE INTERCHANGE TO QEII** Opened in October'2023 it will provide critical transportation infrastructure that will support development of future lands, connect communities, enhance safety and boost economic development.

## 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

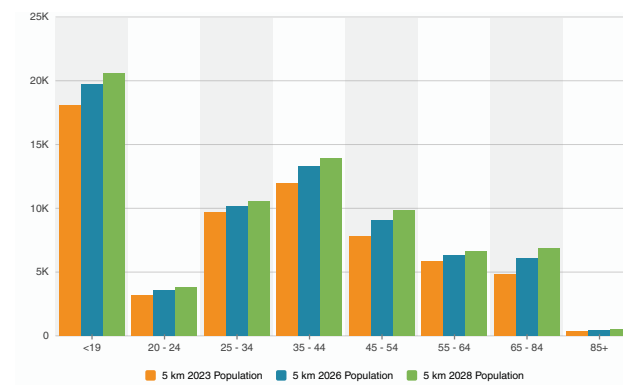


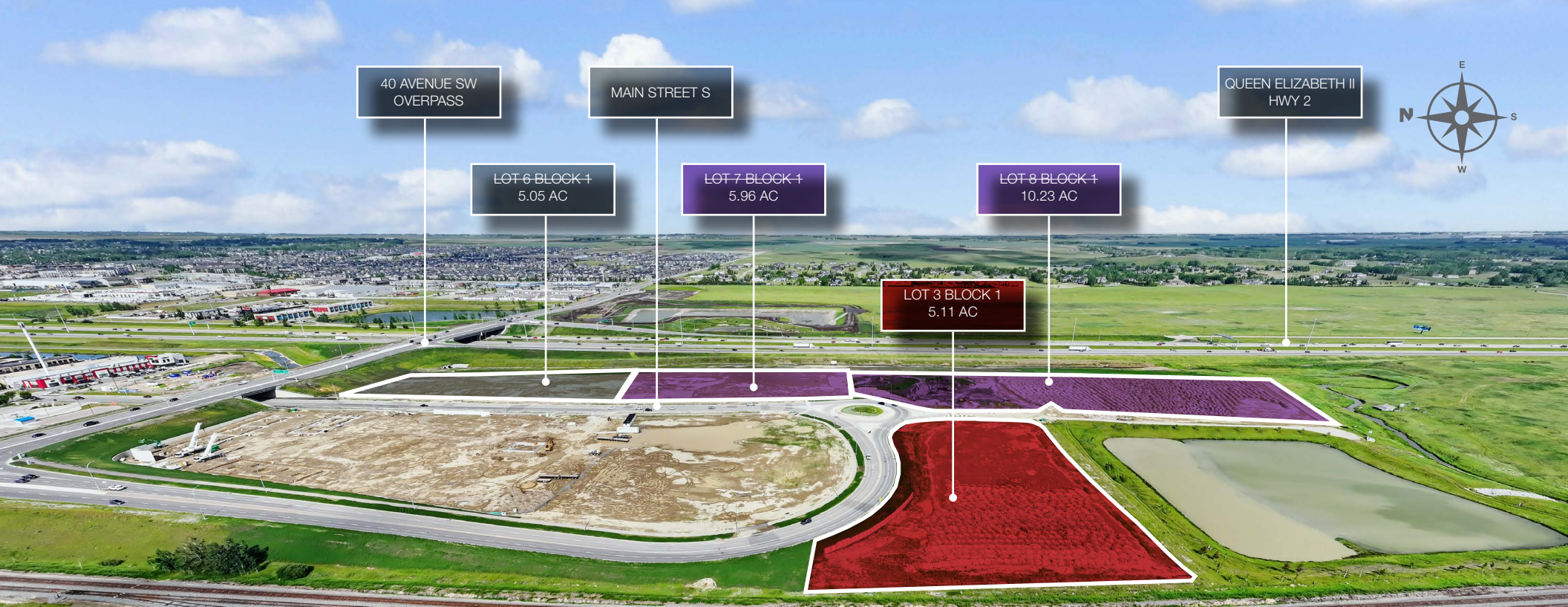


Airdrie is located on the Calgary-Edmonton Corridor (QEII) and CANAMEX Highway, and minutes from the Trans-Canada Highway, 15 minutes to Calgary International Airport and 30 minutes to downtown Calgary. It is also located just one hour from the majestic Canadian Rocky Mountains. Its proximity to Calgary 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



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5.05 AC

LOT 7 BLOCK 1  
5.96 AC

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