



Retail For lease

103C Grove Place, Drumheller, AB
1,750 SF available

 **JLL** SEE A BRIGHTER WAY

For immediate
Possession

jll.com

Site plan



Project highlights

Address

103C Grove Place,
Drumheller, AB

Area

1,750 SF

Asking rate

Market

Add'l rent

\$4.50 PSF

Availability

Immediate



Location

Prime location and accessibility

- 90 minutes from Calgary via Highway 9
- Population of 8,000-9,000 residents
- Largest urban center between Calgary and Saskatchewan
- Strategic access to Calgary's metropolitan customer base

Strong customer foundation

- Commercial hub serving 40,000+ Albertans
- 700,000 annual visitors to major attractions
- Home to Royal Tyrrell Museum and World's Largest Dinosaur
- Year-round visitor traffic despite May-September peak season

Economic stability

- Diversified economy across tourism, agriculture, and oil/gas
- Multiple revenue streams including cattle ranching and grain farming
- Consistent local purchasing power plus seasonal tourism spending
- Economic resilience from varied industry base

Business-friendly environment

- Modern municipal infrastructure and facilities
- Reasonably priced commercial real estate
- Visitors tend to extend stays for local shopping experiences
- Scenic Red Deer River valley location enhances destination appeal



103C Grove Place/Drumheller, AB

Aerial map

Demographics	5KM radius	30 min drive
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Total population	6,997	12,116
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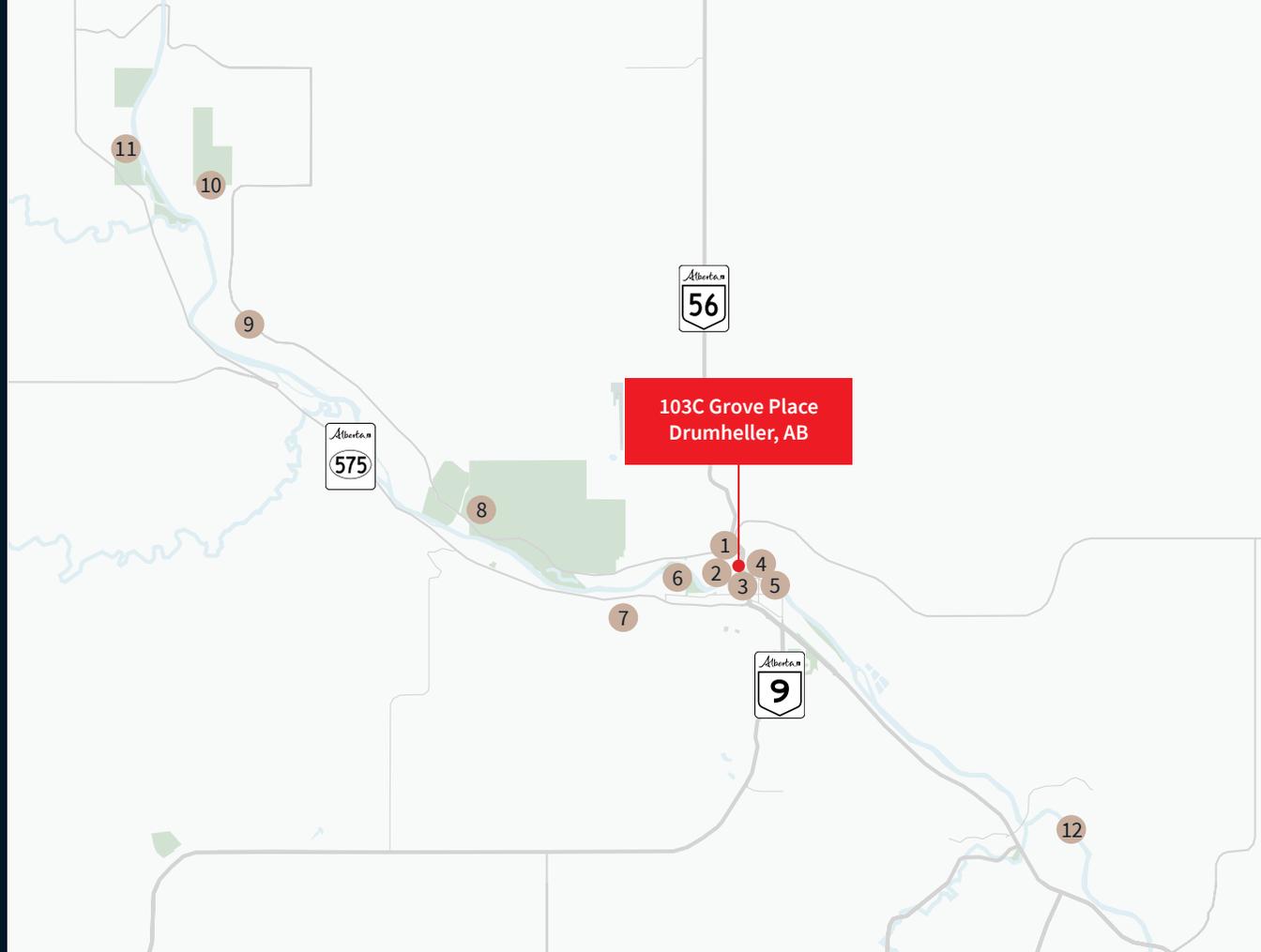
Total households	2,871	4,505
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Avg. household income	\$101,064	\$97,457
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Median age	43.8	43.9
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Total expenditure (Avg. per household)	\$109,725	\$107,117
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Source: Statistics Canada, 2025



● Points of interest

1. Dinosaur RV Park & Cabins (2 min)
2. River Grove (2 min)
3. Rotary Splash Park (4 min)
4. Drumheller Aquaplex (4 min)
5. Badlands Community Facility (5 min)
6. Newcastle Beach (7 min)
7. Badlands Passion Play (8 min)
8. Royal Tyrrell Museum (7 min)
9. Barney's Adventure Park (11 min)
10. Horsethief Canyon (14 min)
11. Orkney Viewpoint (19 min)
12. Rosedale Suspension Bridge (11 min)

Broker contact information:**Ron Odagaki***Associate Vice President*

+1 403 456 3245

ron.odagaki@jll.com

Lauren Yanick*Associate*

+1 403 456 3136

lauren.yanick@jll.com