

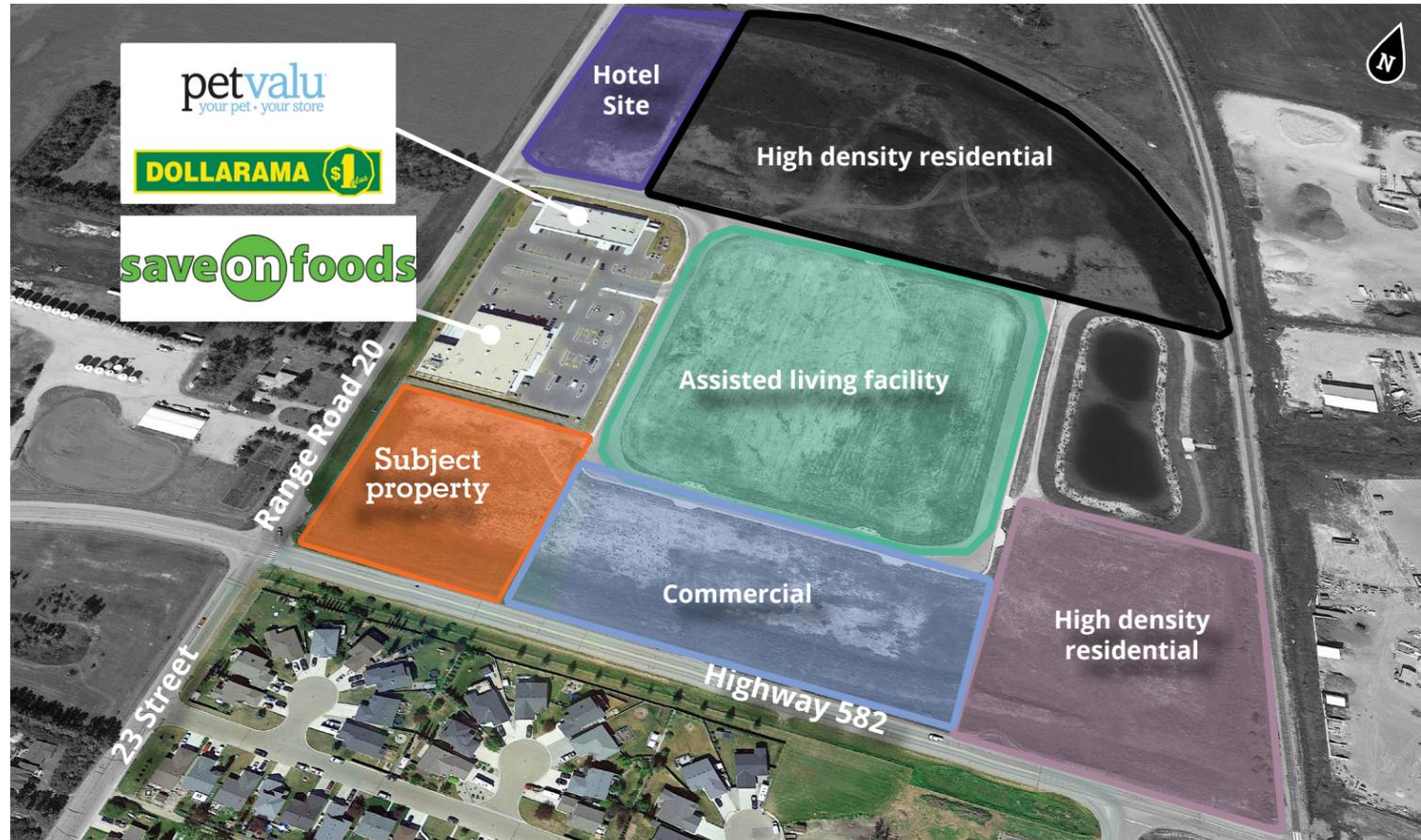
For Lease

Shantz Village
NW Corner of Hwy 582 & 23 Street
Didsbury, AB

Exciting Opportunity in Didsbury!



**Development shadow anchored by Save-on-Foods
Dollarama & PetValu**



Particulars

Available:	Units starting from 721 sf
Occupancy:	2025
Construction Start:	Q2 2024
Additional Rent:	Est. \$13.00 psf
Rent:	Market
Parking:	Ample surface parking
Population:	5,337 people
Drive from Calgary:	40 minutes
Household Income:	\$107,260 (5km radius)
Community:	Shantz Village

Highlights

- The property is part of Shantz Village, a 45-acre, fully serviced mixed-use development located in the north-western area of Didsbury. <https://www.shantzvillage.com/>
- Shadow anchored by Buy-Low-Foods store, Dollarama & PetValu
- Additionally, the subject site is in close proximity to two of Didsbury's four school locations.
- Access to the site in the future will primarily be via 23rd Street, a planned major standard roadway. This road will provide significant accessibility to the property.
- Highway 582, which runs along the southern border of the site, is also designated for the same standard of roadway.
- The proposed site is a crucial component of the northern entrance into the town, with Highway 582 playing a pivotal role in creating an attractive and welcoming visual gateway to Didsbury.

Floorplan



Leased
 Under Offer
 Conditionally Leased
 Available

Town of Didsbury, Alberta

Didsbury is a town located in Alberta, Canada. It is situated in the north-central part of the province. Didsbury is known for its small-town charm and welcoming community. It has a **population of approximately 5,337 and steadily growing**. The town offers a range of amenities and services to its residents and visitors, including schools, local businesses, and recreational facilities. **Didsbury is also strategically located, with access to major roadways like Highway 2 and Highway 582, which connect it to other towns and cities in Alberta.** The town's economy is diverse, with a mix of agriculture, retail, and services contributing to its livelihood.

Residential land usage dominates the majority of Didsbury's territory, while prior research indicates significant gaps in retail and service offerings within the town. Didsbury is strategically positioned along the Calgary-Edmonton economic corridor and is recognized as a part of the Central Alberta economic region, which encompasses around 2.5 million residents. **Didsbury is conveniently located about a 40-minute drive from Calgary**, with a population of 1.3 million, and just 30 minutes from Airdrie, which has a population of 75,707.

The largest urban center in the Central Alberta economic region is the City of Red Deer, with a population of 106,736, and it is situated only 45 minutes north of Didsbury. Didsbury and its immediate surrounding areas to the south, west, and north collectively house approximately 52,459 people.



Nearby Amenities

- | | | |
|------------------------------|------------------------------|------------------------------|
| 1. Save-on-Foods | 6. 1906 Bistro - Bar | 11. Maesie's Nook Restaurant |
| 2. Pet Valu / Dollarama | 7. Vintage Coffee Bar | 12. Tim Horton's |
| 3. Dairy Queen Grill & Chill | 8. All Jacked Up Bar & Grill | |
| 4. Subway | 9. Pizza 73 | |
| 5. Pharmasave Didsbury | 10. Fas Gas Plus | |

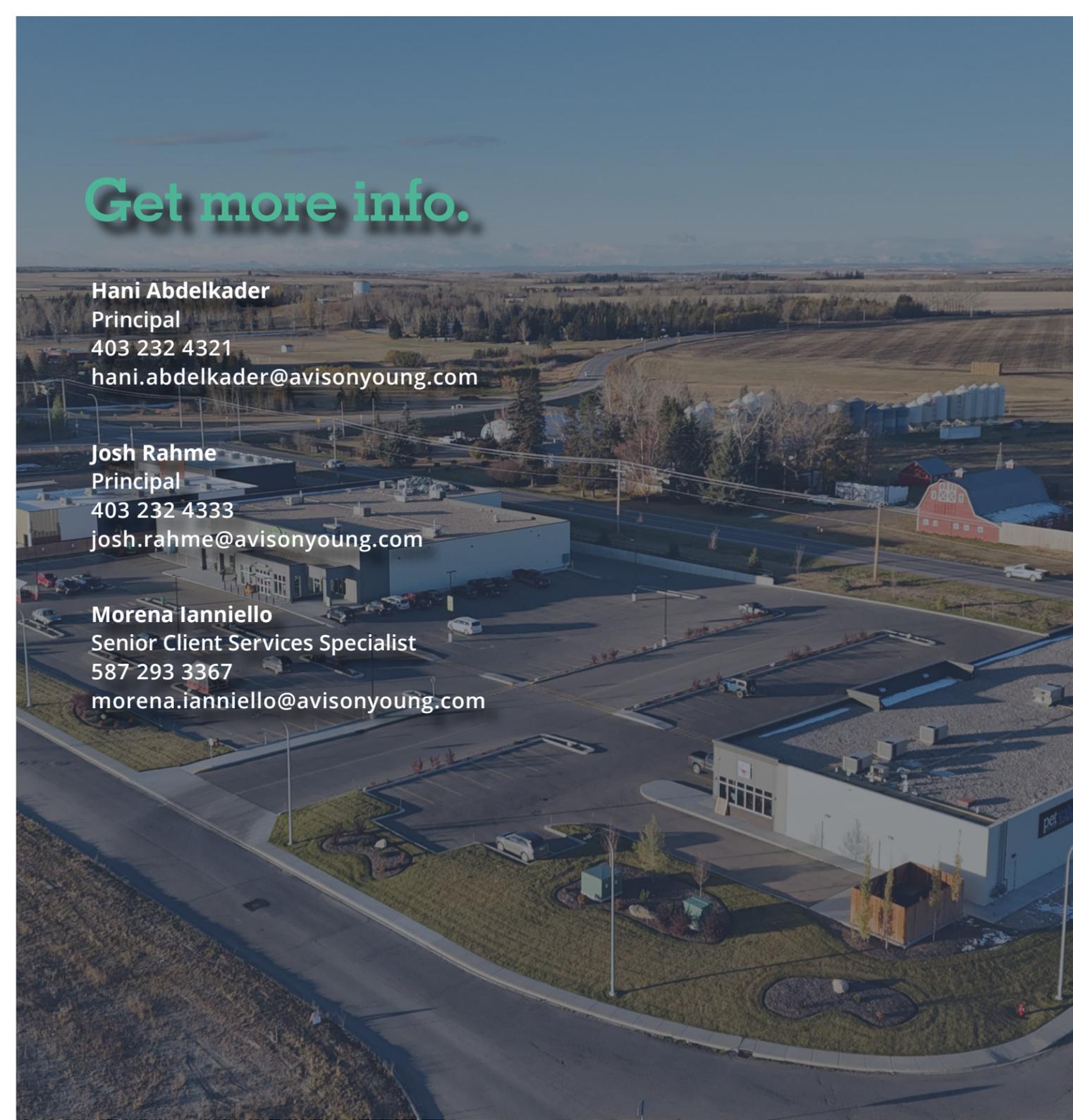


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