

open PROPERTY GROUP

SHANTZ VILLAGE

310 Shantz Drive
Didsbury, Alberta

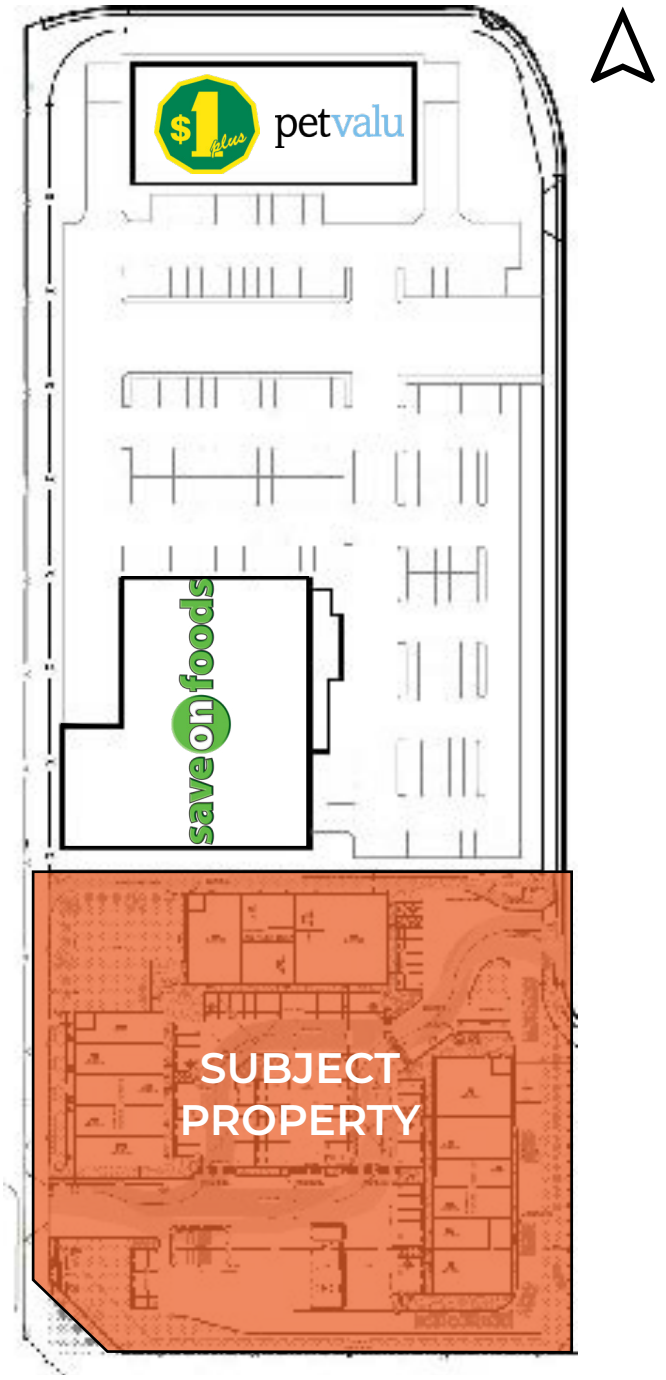
Shadow anchored by Save-on-Foods, Dollarama, and petValu!

THE DETAILS

Area	Variable
Rate	Market
Additional Rent	$13.00 (2026)
Term	10 Years
Availability	Immediate

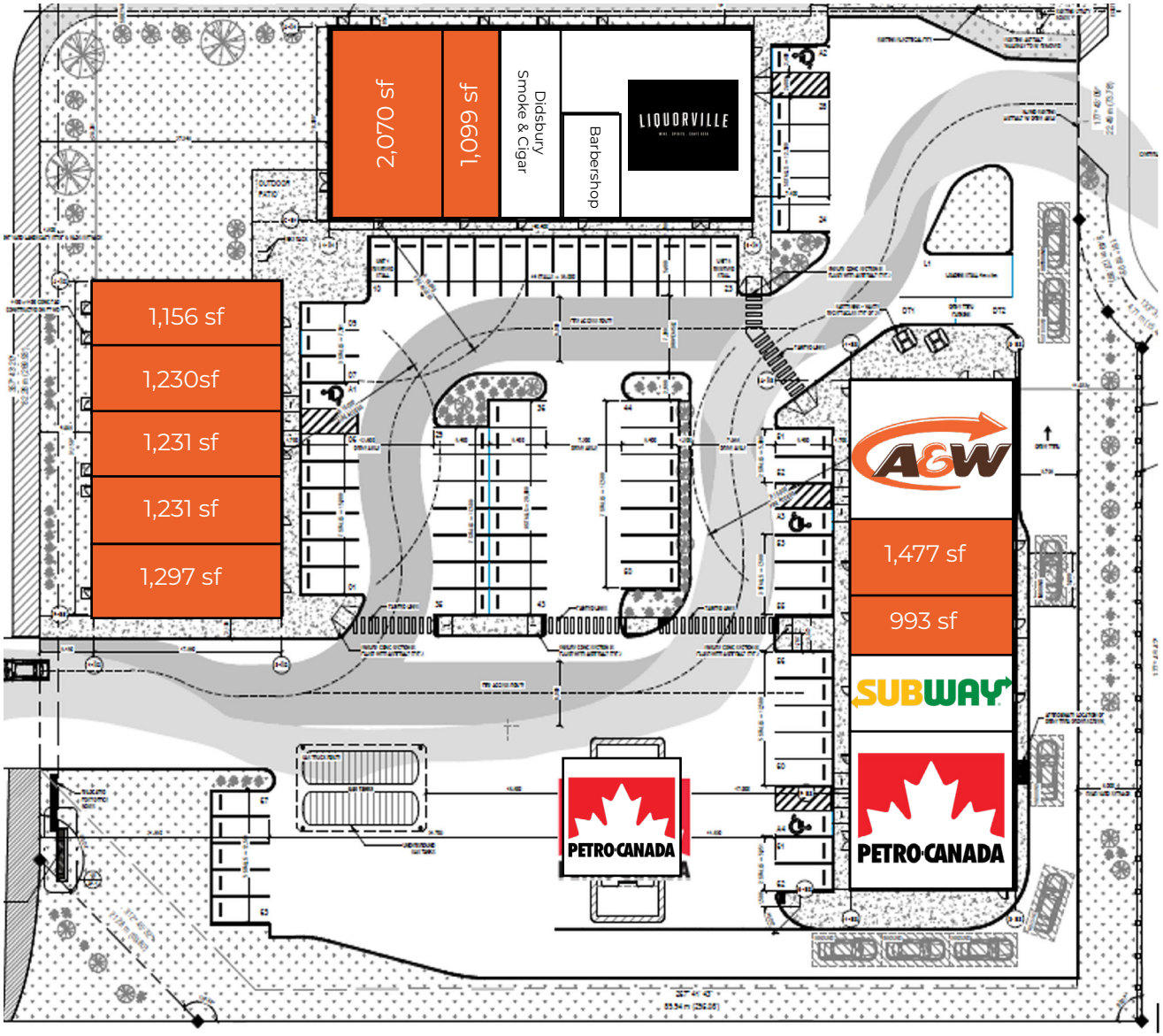
SNAPSHOT

- 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 Save-on-Foods, Dollarama & PetValu
- 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.

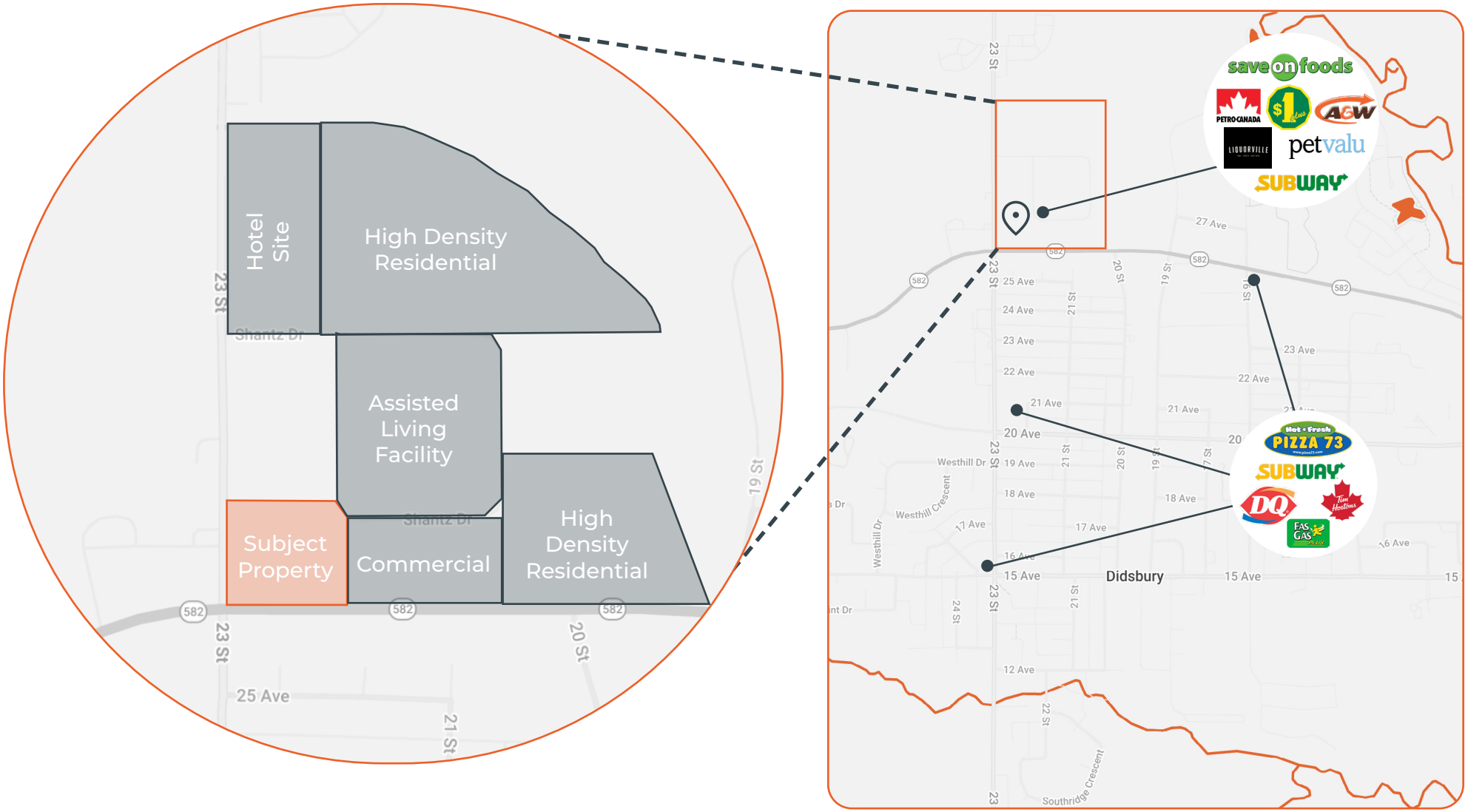


SITE PLAN

Leased
Available
Under Offer



COMING SOON


Hotel Site
High Density Residential
Assisted Living Facility
Subject Property
Commercial
High Density Residential
Shantz Dr
23 St
20 St
19 St
21 St
25 Ave
582
save on foods
PETRO-CANADA
A&W
LIQUORVILLE
petvalu
SUBWAY
PIZZA 73
DQ
Tim Hortons
FAS GAS
Didsbury
27 Ave
25 Ave
24 Ave
23 Ave
22 Ave
21 Ave
20 Ave
19 Ave
18 Ave
17 Ave
16 Ave
15 Ave
12 Ave
Westhill Dr
Westhill Crescent
Southridge Crescent

ABOUT DIDSBURY

Small Town . Big opportunity

- **Location:** Didsbury is a town in north-central Alberta, Canada, known for its small-town charm and welcoming community.
- **Population:** Approximately **5,337 residents,** with steady growth.
- **Amenities:** Offers schools, local businesses, recreational facilities, and essential services for residents and visitors.
- **Transportation:** Strategically located along Highway 2 and Highway 582, providing connections to major Alberta towns and cities.
- **Economy:** Diverse economy supported by agriculture, retail, and service industries.
- **Land Use:** Residential development makes up the majority of the town's land use, with identified gaps in retail and service offerings.
- **Regional Position:** Located along the Calgary–Edmonton economic corridor and within the Central Alberta economic region, serving a region of approximately 2.5 million people.
- **Trade Area:** Didsbury and surrounding communities to the south, west, and north have a combined **population of approximately 52,459.**

PROXIMITY TO MAJOR CENTRES

CALGARY

~40-minute drive

Population ~1.3M

AIRDRIE

~30-minute drive

Population ~75,707

RED DEER

~45-minute drive

Population ~106,736

LOCAL MARKET

4,817
Daytime Population

46
Avg. Age

$75,104
Avg. Household $



OPEN THE DOOR TO POSSIBILITY.

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