

FOR SALE

DIDSBURY RESIDENTIAL & INDUSTRIAL DEVELOPMENT LAND

3000 - 23 STREET N
DIDSBURY, AB

RESIDENTIAL

ENVIRONMENTAL
RESERVE

INDUSTRIAL

RANGE ROAD 20

CN RAIL LINE

Welcome to Creekside, the premier development nestled on the North End of Didsbury, where the enchanting Rosebud River gracefully winds its way along the northeast corner of the property. As the newest addition to the vibrant town of Didsbury, Creekside promises a harmonious blend of residential and industrial opportunities, making it a prime investment destination.

Spanning an impressive 126.97 acres, Creekside presents a diverse array of opportunities for developers and investors. Boasting 222 mixed residential lots and 17 separate industrial lots, the development is meticulously planned to ensure a seamless integration of residential and industrial spaces. Moreover, the industrial lots are strategically buffered from residential areas, preserving the peaceful ambiance of the community.

Conveniently situated just a short distance West of QE2, Creekside offers unparalleled accessibility while maintaining the tranquility of its natural surroundings. With easy access to major transportation routes, residents and businesses alike will find themselves seamlessly connected to urban amenities and rural charm.

Ria Mavrikos, Associate
Commercial Sales & Leasing
403.875.0886 ria@crealberta.ca

RE/MAX Commercial Capital
Calgary Office | 403.757.0333
Edmonton Office | 780.757.1010

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FOR SALE | DISBURY DEVELOPMENT LAND



Market Price INDUSTRIAL LAND
\$20,000/Ac RESIDENTIAL LAND
 [\$1,700,000]

LEGAL ADDRESS
 W:5 R:1 T:31 S:19 Q:NW

SITE AREA
 ± 40.00 Acres Industrial
 ± 86.97 Acres Residential
 ± 126.97 Acres Total

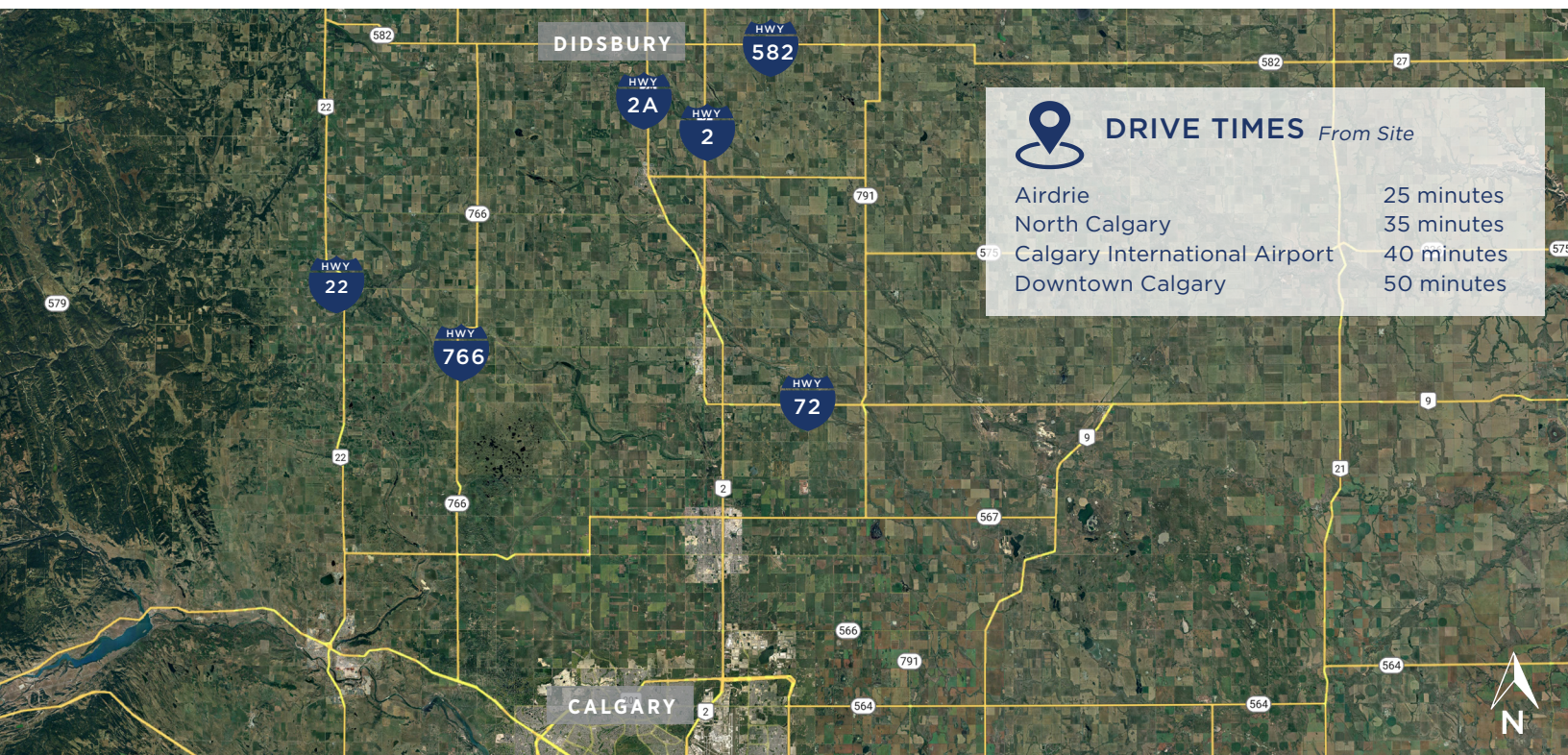
PROPERTY TAXES
 \$250.00 (2023 actual)

[CLICK FOR THE CREEKSIDE AREA STRUCTURE PLAN](#)

CURRENT ZONING
 Industrial & Urban Reserve District

ADDITIONAL PROPOSED ZONING
 Residential





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