

| ERIN RIDGE PLAZA |

1115 ST. ALBERT TRAIL | ST. ALBERT | AB

RETAIL FOR SALE | LEASE



NEWLY CONSTRUCTED RETAIL CONDOS

- Strategically located along the Arterial Roadway of St. Albert Trail which benefits from exposure to over 17,500 vehicles per day
- Located between the affluent neighbourhoods of Erin Ridge and Jensen Lakes, Erin Ridge boasts an average household income of \$176,826
- Future Plans for Neil Ross Road extension connecting Ray Gibbons Drive with 127 Street
- Shadow anchored by Costco and Landmark Cinemas

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PROPERTY FEATURES

1115 ST. ALBERT TRAIL | ST. ALBERT | AB

Vacancy	Unit 230: 1,141 SF
Municipal	1115 St. Albert Trail, St. Albert, AB
Available	Immediately
Legal	Condo Plan 2022681
Access	St. Albert Trail
Zoning	CC - Community Commercial
Basic Rent	Negotiable
Op Costs/	\$11.40 PSF
Condo Fees:	
Parking	227 Surface Level Stalls
Signage	Pylon
Asking Price	Negotiable



PRIME CORNER
EXPOSURE



SHADOW ANCHORED
BY COSTCO



227 SURFACE LEVEL
PARKING STALLS



NEIL ROSS ROAD

OPPORTUNITY TO OWN OR LEASE AT ERIN RIDGE PLAZA

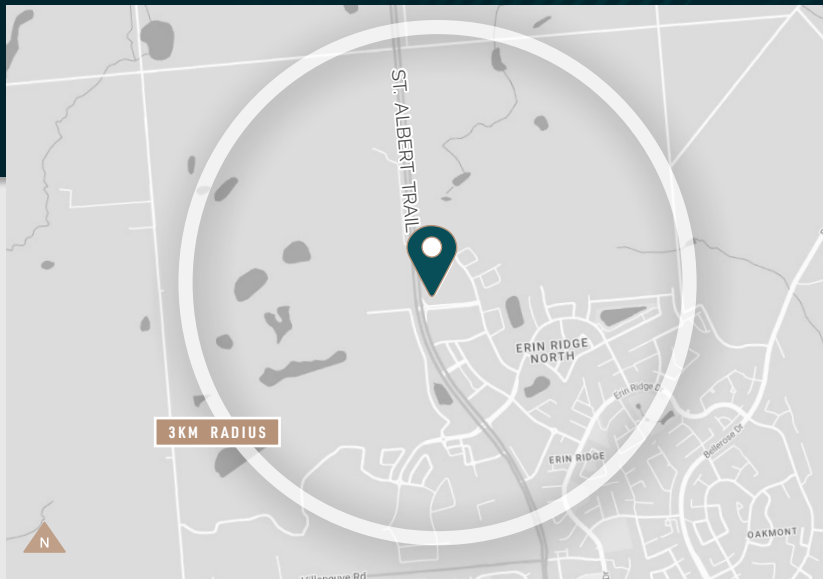
ERIN RIDGE IS SITUATED ON THE PROMINENT CORNER OF ST. ALBERT TRAIL AND NEIL ROSS ROAD, ATTRACTING TRAFFIC FROM BOTH ST. ALBERT AND THE RURAL COMMUNITIES LOCATED NORTH OF THE CITY.

The centre consists of retail and professional uses spread across 9 newly constructed buildings. Located between the neighbourhoods of Erin Ridge and Jensen Lakes, Erin Ridge benefits from a high average household income and rapidly expanding residential development within the immediate area. Offering the unique opportunity to either purchase or lease commercial retail condos, Erin Ridge Plaza is a place businesses can plant their roots in an exceptional location, directly across from of of the largest Costcos in Western Canada.



IDEALLY SITUATED

1115 ST. ALBERT TRAIL | ST. ALBERT | AB



+ 17,752 VPD ON ST. ALBERT TRAIL

[POPULATION]

21,966 residents

16,922 daytime population

16.3% growth (2016-2021)

71.3% projected growth (2021-2026)

[AGE]

0-19 yrs = 25.6%

20-39 yrs = 23.3%

40-59 yrs = 29.4%

60+ yrs = 21.7%

[INCOME]

Average household income of \$176,874

20.9% of households earn \$60,000 to \$100,000

27.6% of households earn more than \$100,000

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