



ERIN RIDGE RETAIL PLAZA

RETAIL UNITS AVAILABLE FOR SALE OR LEASE

1115 ST. ALBERT TRAIL, ST. ALBERT, AB



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PROPERTY HIGHLIGHTS

-  Multiple purchase and lease opportunities in prominent retail shopping centre along St. Albert Trail
-  Two income producing investment opportunities
-  Convenient access from St. Albert Trail, which experiences an average daily traffic volume of 18,884 vehicles
-  Prime signage opportunities with high visibility
-  CC Corridor Commercial Zoning permits a wide range of uses
-  227 parking stalls available

 JOIN A WIDE VARIETY OF TENANTS/RETAILERS INCLUDING:

WILD WING, CURE MD, ERIN RIDGE
CHILDREN'S ACADEMY, FAST FIRED BY
CARBONE, BASHA DONAIR, TANDORI FUSION
AND MANY OTHERS!



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ST ALBERT TRAIL
N OF ELEMENT RD



DAYTIME POPULATION



ANNUAL GROWTH 2023 - 2028



AVERAGE HOUSEHOLD INCOME



EMPLOYEES

BUSINESSES



TOTAL CONSUMER SPENDING

2024 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS



« NEIL ROSS ROAD »

UNIT	SIZE	2024 PROPERTY TAXES	SALE PRICE	
250	1,109 sq.ft.±	\$9,940.97	\$595,000	INVESTMENT OPPORTUNITY
410-420	1,977 sq.ft.±	\$17,092.39	\$1,100,000	SOLD
430	1,023 sq.ft.±	\$7,438.82	\$475,000	FOR SALE OR LEASE
620	1,378 sq.ft.±	\$10,008.60	\$657,000	FOR SALE OR LEASE

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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2022681 Units 10,17,18,19,31
ZONING	CC
LEASE RATE	Market
SALE PRICE	Starting from \$475,000
OPERATING COSTS	\$16.50/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees



FOR SALE OR LEASE
UNIT 430 - 1,023 SF±
\$475,000



INVESTMENT OPPORTUNITY
UNIT 250 - 1,109 SF±
\$595,000



FOR SALE OR LEASE
UNIT 430 - 1,023 SF±
\$475,000



FOR SALE OR LEASE
UNIT 620 - 1,378 SF±
\$657,000

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