

ALL UNITS NOW SOLD – LEASING OPPORTUNITY AVAILABLE



Riverbank Landing

RETAIL / COMMERCIAL UNITS

CRU'S #116 & #117, 260 RIVERBANK LANDING, ST. ALBERT, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAI EDMONTON.COM

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RENDERING

THE PROPERTY

- Centrally located in St Albert, an affluent bedroom community to Edmonton with a population of over 70,000
- Unique opportunity to join Riverbank Landing, St. Albert's most exciting mixed-use development on the banks of the Sturgeon River
- Ability to cater directly to a vibrant community of an anticipated 1,400 on-site residents
- Main floor commercial units available for Lease in Building 2, a 14-storey residential condominium building
 - o CRU #116: 1,142 sq.ft.± (END CAP UNIT)
 - o CRU #117: 967 sq.ft.±
 - o Total of 2,109 sq.ft.± contiguous
- Development will offer high walkability and foot traffic while maintaining convenient access for outside clientele
- Extensive window glazing provides ample natural light and a modern aesthetic
- Oversized sidewalk with covered overhand throughout to accommodate shop spillover and patios
- High ceilings (20') with mezzanines permitted



PROPERTY DETAILS

Available Units

CRU #116: 1,142 sq.ft.± END CAP UNIT

CRU #117: 967 sq.ft.±

**Total of 2,109 sq.ft.± contiguous*

Anticipated Occupancy

Q4 2025

Net Rental Rate

Market

Additional Rent

TBD

TI Allowance

Negotiable

Zoning

DCMU (Direct Control Mixed-Use)

Parking

Secured heated underground parking stalls available for rent, and scramble surface parking

Ceiling Height

20'; Mezzanines are permitted















SITE PLAN

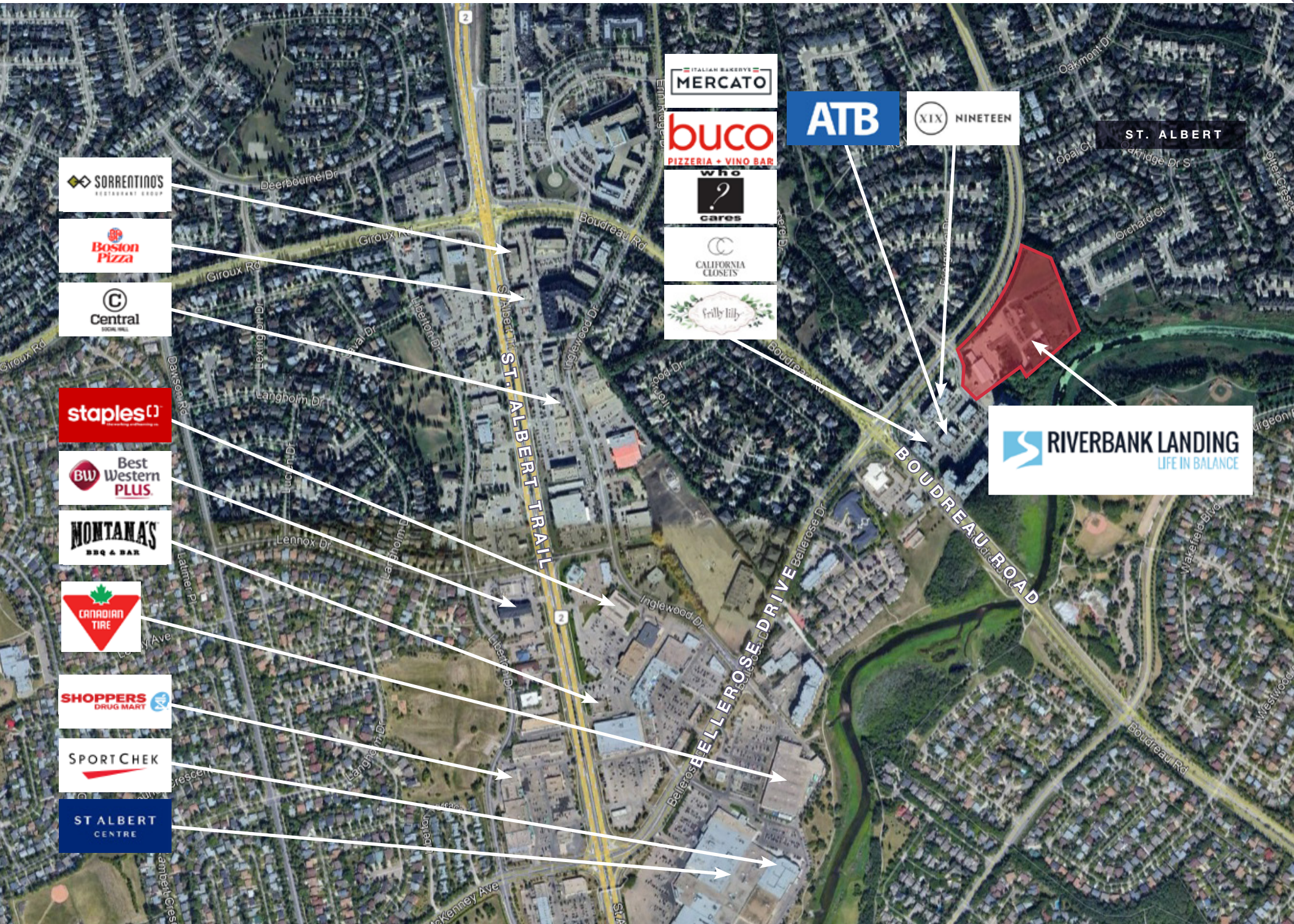




RENDERING

IDEAL USERS

-  COFFEE
-  WINE/TAPAS BAR
-  HIGH-END RESTAURANT
-  HAIR SALON/BARBER SHOP
-  BOUTIQUE RETAIL
-  BOUTIQUE LIQUOR
-  FITNESS
-  DENTAL/MEDICAL
-  OTHER PROFESSIONAL SERVICES
-  SPA/MEDI-SPA



DEMOGRAPHICS

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



77,291
DAYTIME
POPULATION



1.7%
ANNUAL
GROWTH
2023-2028



28,489
HOUSEHOLDS

\$149,178
AVERAGE
HOUSEHOLD
INCOME



22,717
EMPLOYEES

1,820
BUSINESSES



\$2.7 B
TOTAL
CONSUMER
SPENDING

Riverbank Landing

NA Commercial

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