

EPC ERIN RIDGE PLAZA

#110 - #120, 1115 St.Albert Trail, St.Albert, AB

FOR LEASE



PROPERTY HIGHLIGHTS

- Newly built Retail Units with great exposure available for lease in this brand new 5.3 Acres Commercial Development.
- DRIVE THRU space (units 110-120) is approximately 2,009 Square feet.
- The Development is in rapidly growing community of Erin Ridge in St. Albert and, sees lot of traffic to high impact retailers just across the building/Plaza.
- The Plaza had medical, dental, Day Care, Food Businesses etc.. to compliment any other business.



Ravi Thakur, MBA, ACP

Vice President | Retail Sales, Leasing and New Developments

E: ravi.thakur@commercialyeg.ca

D: 780.994.1646

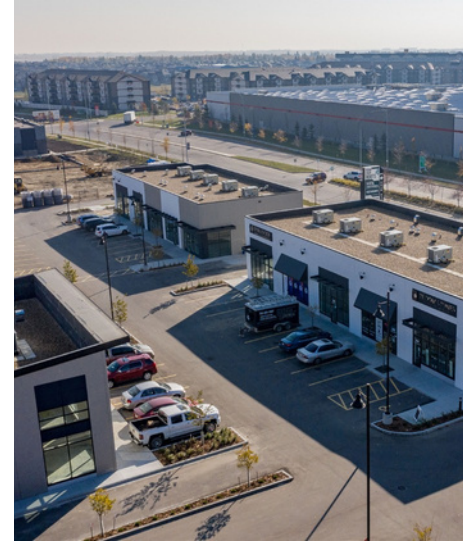
commercialyeg.ca#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023 O: 780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, 2021, 2023

EPC ERIN RIDGE PLAZA

PROPERTY DETAILS

Address:	#110 - #120, 1115 St. Albert Trail, St. Albert
Gross Leasable Unit Area:	+/- 2,009 SF
Legal Description:	Condo Plan 2022681
Zoning:	CC - Community Commercial
Asking Base Rent:	\$37.00 PSF
Op Costs (Taxes & Water):	\$14.00 PSF (2024)
Signage:	Building & Pylon Available
Parking:	227 Paved Surface Stalls



SITE PLAN



■ Pylon Sign ■ Available ■ Leased

commercialyeg.ca#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023 O: 780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, 2021, 2023

EPC ERIN RIDGE PLAZA

DEMOGRAPHICS | 3KM Radius 2022



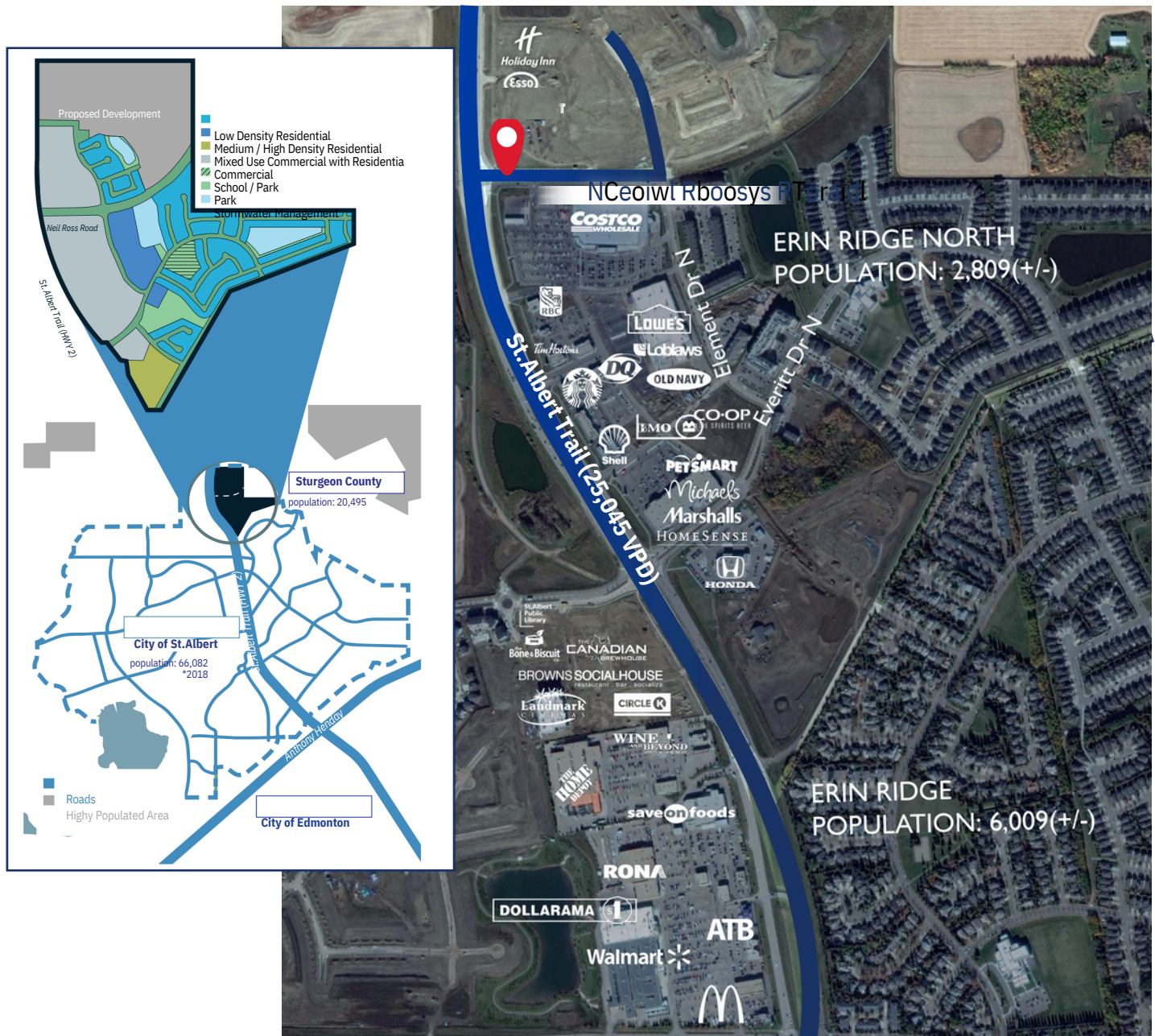
Residents:
21,966
Daytime Population:
16,922
Projected Growth:
71.2% (2021 - 2026)



AHI:
\$176,874
27.6% of households
earn more than
\$100,000



Higher Rate of Education
71% over the age of 25 have
a post secondary education



commercialyeg.ca#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023 O: 780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, 2021, 2023