

FOR LEASE

ERIN RIDGE

1,021 – 2,479 SF AVAILABLE

RETAIL



935 ST. ALBERT TRAIL | ST. ALBERT, AB



Choice Properties^{REF}

2,479 sq. ft. fixtured restaurant available

1,021 - 2,265 sq. ft. available for immediate possession in front of Independent Grocer

High exposure retail units available in major power centre

New power centre anchored by Loblaw's Independent Grocer, Costco and Lowe's

Ideal for restaurant, general retail and professional/service tenants



CBRE

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PROPERTY DETAILS

MUNICIPAL ADDRESS	935 St. Albert Trail St. Albert, AB
ZONING	Corridor Commercial
LEGAL ADDRESS	Plan 1521937; Block 32; Lot 3
SITE SIZE	47.6 Acres
AVAILABLE UNITS	Available 2023: 1,273 SF
	Pending - Unit 220: 1,244 SF
	Unit 230: 1,021 SF
	Contiguous Option - Unit 220/230: 2,265 SF
	Pending - (former Love Pizza) Unit 335/340: 2,479 SF
ADDITIONAL RENT	Op Costs (2021) : \$5.04
	Taxes (2021) : \$8.22
	TOTAL: \$13.26 + Admin Fee
LEASE RATE	Market

ST. ALBERT STATISTICS

AVERAGE INCOME

\$154,408 (2019)

TOTAL POPULATION

70,208 (2019)

% GROWTH RATE

8% (2019 - 2024)

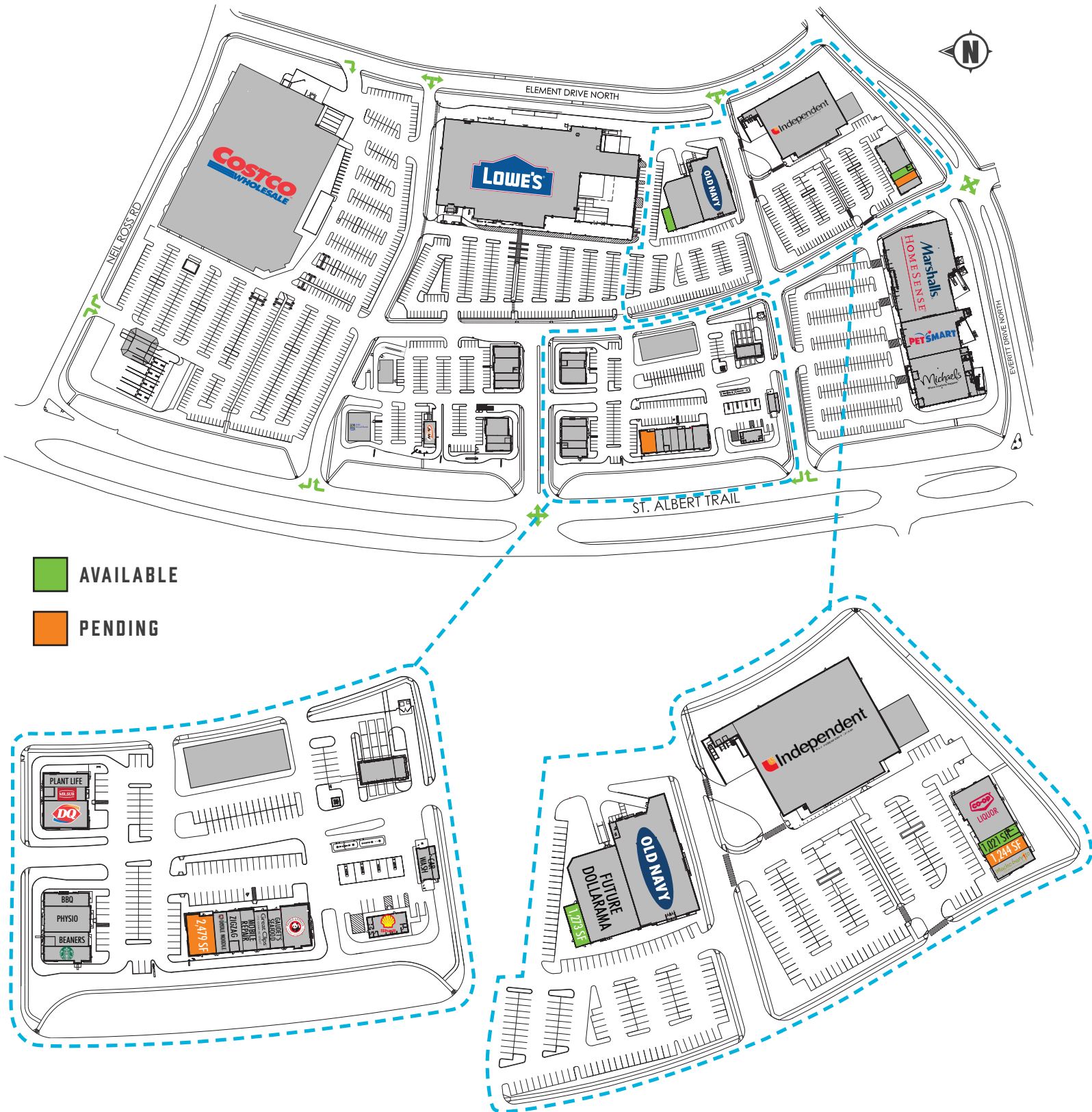
TRAFFIC COUNT

ST. ALBERT TRAIL

18,654 vehicles per day



SITE PLAN



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NEARBY NEIGHBOURHOOD POPULATIONS AT FULL BUILDOUT

ERIN RIDGE NORTH
4,381

JENSEN LAKES
5,070

ERIN RIDGE
5,309



Choice Properties



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