

# EPC ERIN RIDGE PLAZA

110 - 150, 1115 ST.ALBERT TRAIL, ST.ALBERT, AB

FOR LEASE



## PROPERTY HIGHLIGHTS

Newly built Retail Units with great exposure, are available for lease in this brand new 5.3 Acres Commercial Development. The building/units boasts of the two side signage opportunity facing Neil Ross Road and, the Plaza itself. Units 130-150 are around 2600 Square feet (Gross Leasable) and, has a RETAIL LIQUOR BUSINESS DEVELOPMENT PERMIT in place. Adjacent DRIVE THRU space (units 110-120) are pending with a national Food Business. 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 Landlord is open to sale unit to any business that current zoning (CC) could accommodate. The Plaza had medical, dental, Day Care, Food Businesses etc.. to compliment any other business.

**RE/MAX**  
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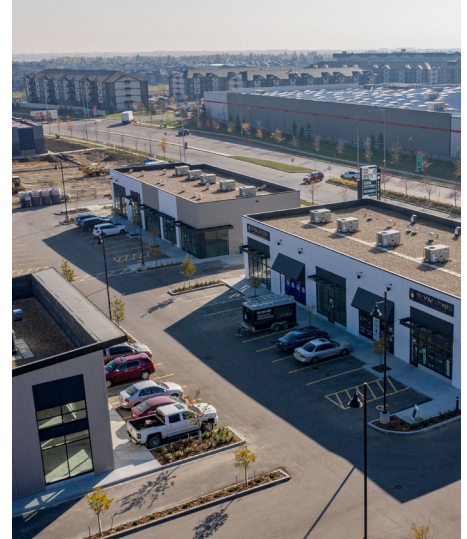
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## PROPERTY DETAILS

<b>Address:</b>	110 - 150, 1115 St. Albert Trail, St. Albert
<b>Space Available:</b>	110 - 120: 2,009 SF +/- (PENDING National Food Chain) 130 - 150: 2,600 SF +/-
<b>Legal Description:</b>	Condo Plan 2022681
<b>Zoning:</b>	CC - Community Commercial
<b>Lease Rate:</b>	Market
<b>Op Costs &amp; Taxes (estimated)</b>	\$12.00 PSF (2022)
<b>Signage:</b>	Building & Pylon Available
<b>Parking:</b>	227 Paved Surface Stalls



## SITE PLAN



Pylon Sign
  Pending
  Available

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## DEMOGRAPHICS | 3KM RADIUS 2022



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



AHI:  
\$202,067  
27.6% of households  
earn more than  
\$100,000



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

