

FOR LEASE

CITADEL MEWS WEST

15 Erin Ridge Drive, St. Albert, AB



HIGHLIGHTS

- Newly re-built apartment style condo complex with 940 sq ft ± of commercial retail space available
- Amenities in the re-build will include a day care among other retailers and service providers
- The “Urban Village” community development designed to meet the ever changing demographic needs of St. Albert
- Directly adjacent to Citadel Village, whose tenants include HSBC, Shoppers Drug Mart, Scotia bank, AMA and East Side Mario’s
- Perfect for businesses that cater to or who may benefit by hospital traffic

DAVE QUEST

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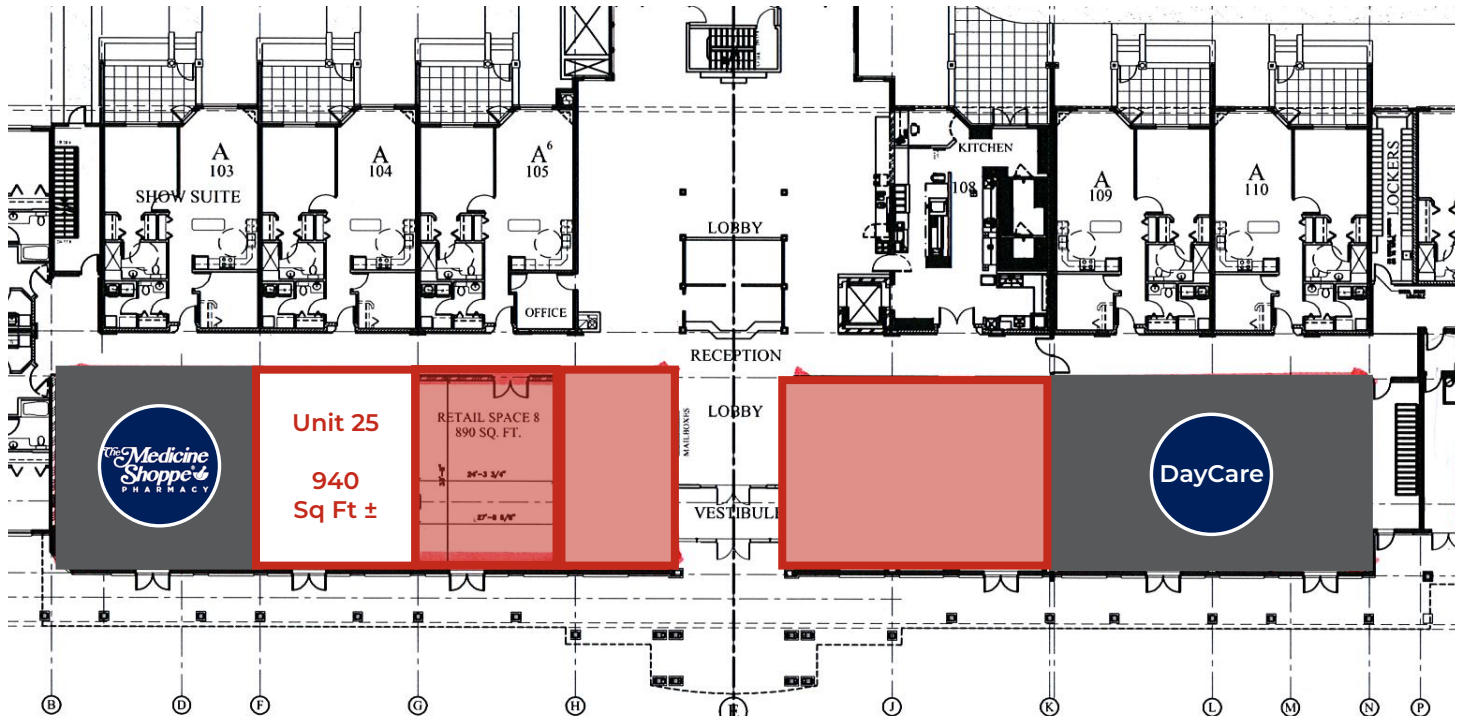


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Site Plan | 15 Erin Ridge Drive, St. Albert, AB



St. Albert Demographics



Population

74,470



Average Household Income

\$162,231



Number of Households

28,243



Average Age

42



Labour Force

41,100



Economic Growth

14.8%

Property Details & Financials

MUNICIPAL ADDRESS	15 Erin Ridge Drive, St. Albert, AB
BUILDING NAME	Citadel Mews West
LEGAL DESCRIPTION	Plan: 0623755; Unit: 25
ZONING	ICC (Integrated Care Community)
SPACE AVAILABLE	940 sq ft ±
BUILDING SIZE	112 suite apartment complex 5,641 sq ft ± of commercial space
ON SITE PARKING	23 ground level stalls including 2 accessible stalls - shared use (resident visitors and retail customers) Additional underground stalls can be made available
LEASE RATE	\$29.00/sq ft
OP COSTS	\$12.00/sq ft (est)
POSSESSION	FALL 2025



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Photos | 15 Erin Ridge Drive, St. Albert, AB

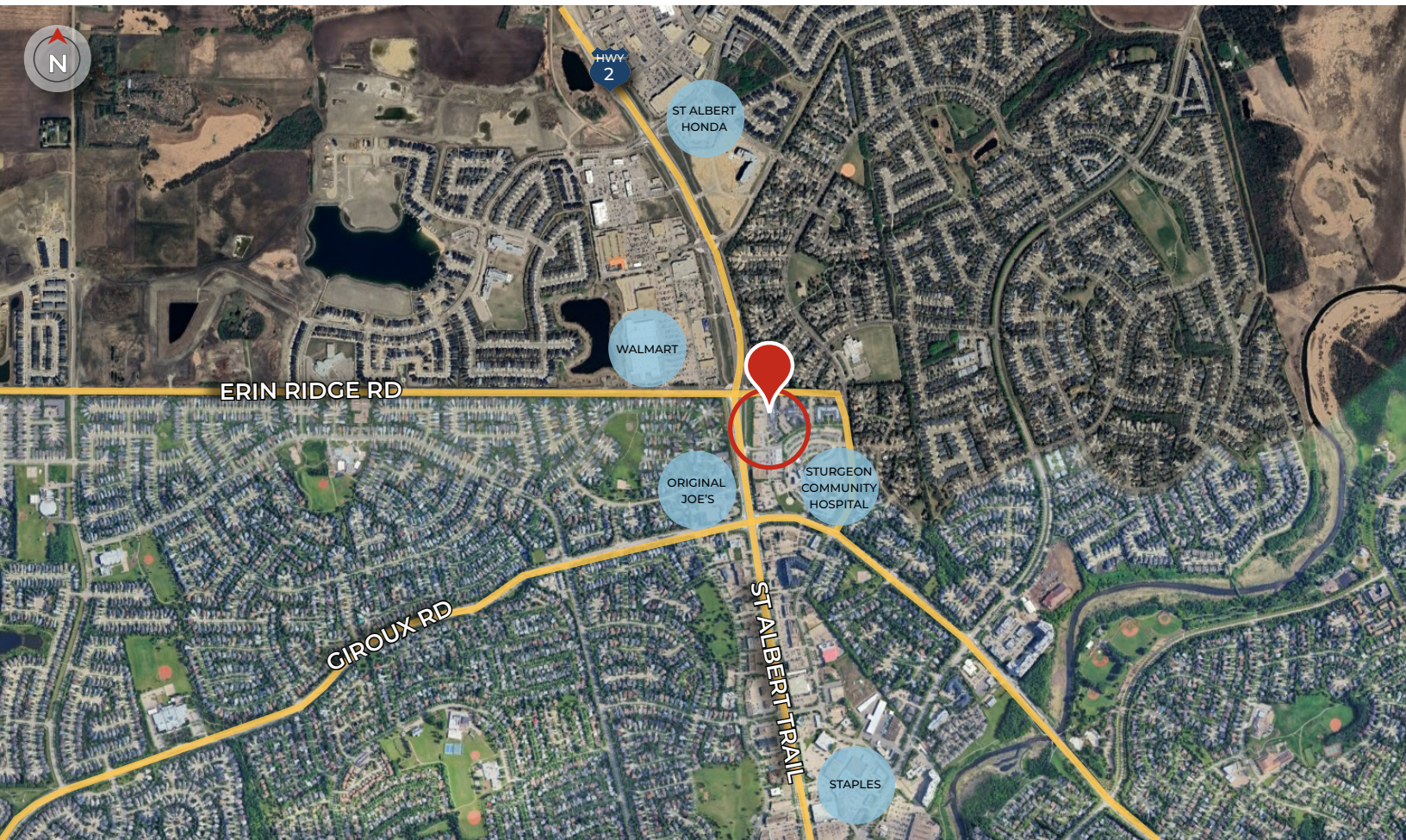


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CONTACT OUR TEAM:



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