

MIXED-USE ZONING | BUILDING PERMIT READY | AVAILABLE IMMEDIATELY



Riverbank Landing

MIXED-USE DEVELOPMENT LAND

230 BELLEROSE DRIVE, ST. ALBERT, AB

FOR SALE



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



780 436 7410



NAI EDMONTON.COM

MICHAEL PARSONS
Senior Associate
780 435 5507
mparsons@naiedmonton.com

DANIEL YARMON
Vice President, Retail Division
587 635 5609
dyarmon@naiedmonton.com

 **RIVERBANK LANDING**
LIFE IN BALANCE
www.riverbanklanding.ca

 **BOUDREAU**
Communities Ltd.

NAI Commercial

LOT 5 | \$2,373,000

Size: 1.13 AC / 49,310 SF

Max Height: 20 meters / 66 feet

Zoning: DCMU - Direct Control

Mixed Use

Off-Site Levies: Pre-paid

LOT 1 | \$1,743,000

Size: 0.83 AC / 36,068 SF

Max Height: 20 meters / 66 feet

Zoning: DCMU - Direct Control

Mixed Use

Off-Site Levies: Pre-paid



THE PROPERTY

- ➔ Two land parcels available within a 20-acre master-planned community in St. Albert
- ➔ Mixed-use zoning permits a range of development options
- ➔ Land is serviced and ready for building permits; all off-site levies are paid
- ➔ Planned development includes approximately 1,200 residents living directly on site
- ➔ Housing options suitable for seniors, youth, and families
- ➔ Integrated urban design includes residential, retail, office, and civic spaces
- ➔ Located next to the Shops at Boudreau with access to major roadways
- ➔ Walkable to restaurants, amenities, professional services, and local transit
- ➔ Direct access to St. Albert's urban trail network
- ➔ St. Albert has the highest average household income in Alberta

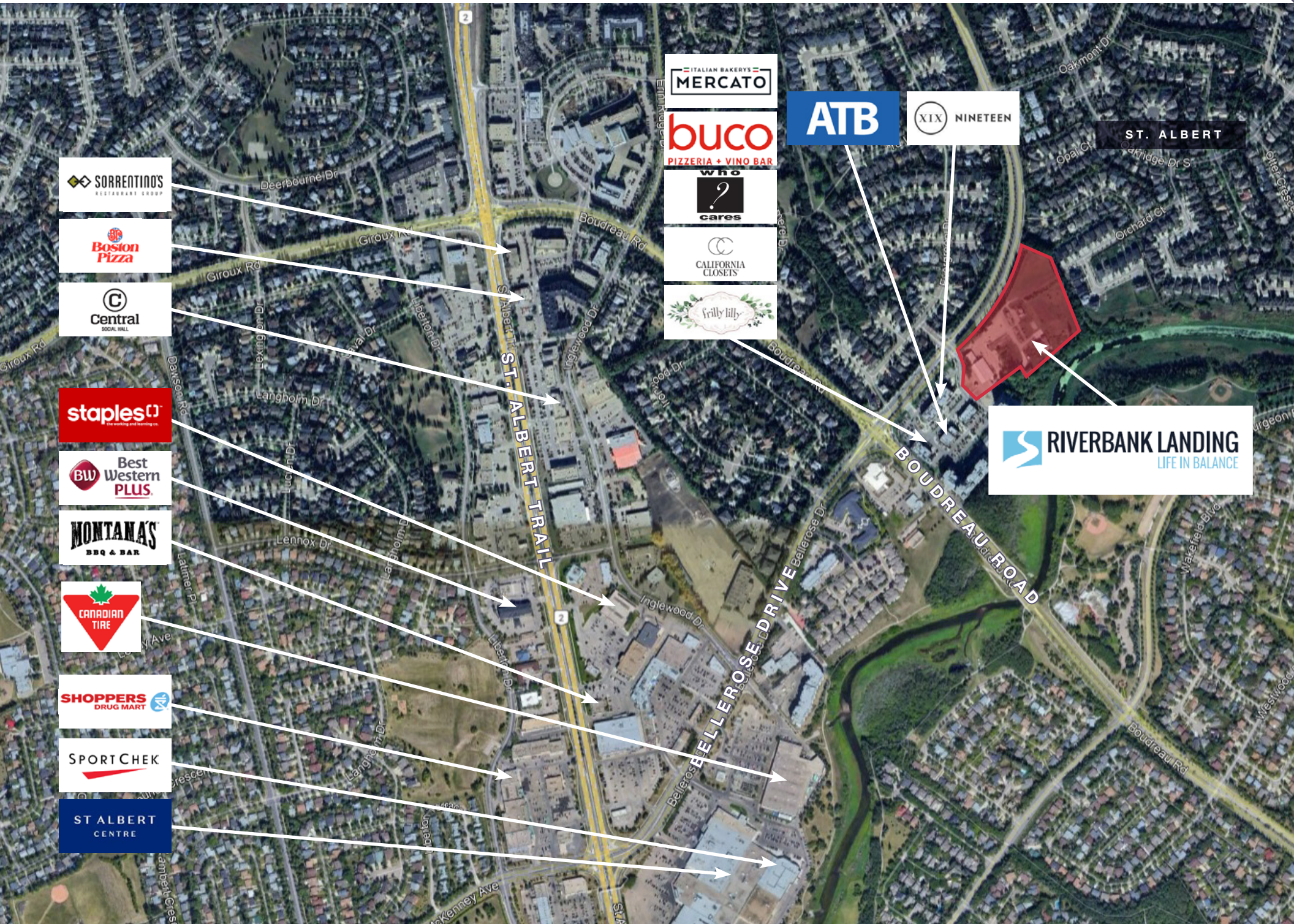
PROPERTY DETAILS

ADDRESS	230 Bellrose Drive St. Albert, Alberta T8N 7P7
ZONING	DCMU - Direct Control Mixed Use
MAX HEIGHT	15 - 20 metres
SERVICES	Full municipal servicing to lot lines
SITES AVAILABLE	2
SITE SIZES	LOT 1: 0.83 AC± LOT 5: 1.13 AC±
COMBINED SIZE	1.96 Acres±
LIST PRICE	\$2,100,000 per acre \$48/SF LOT 1: \$1,743,000 LOT 5: \$2,373,000

POTENTIAL DEVELOPMENT OPTIONS

- Single-storey restaurant
- Three-storey medical or professional building with ground-floor restaurant and underground parking
- Office building with underground parking
- Three- to five-storey mixed-use commercial and residential building with underground parking
- Office building with main-floor commercial retail units and micro-residential lofts above
- Freestanding drive-thru quick service restaurant or coffee shop
- Freestanding drive-thru financial institution





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

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📞 780 - 436 - 7410

💻 www.naiedmonton.com

