

EPC ERIN RIDGE PLAZA

#720 & #730 - 1115 ST. ALBERT TRAIL, ST. ALBERT, AB

FOR LEASE



PROPERTY HIGHLIGHTS

Two main floor retail spaces available immediately for lease. The spaces boasts high-ceilings and south-facing windows. The two available units share a building with the Erin Ridge Children's Academy.

- Building and pylon signage available
- High traffic location seeing over 25,045 VPD (2017)
- Shadow-anchored by Costco and other national chains
- High-density multifamily and single-family neighborhoods in close proximity

RE/MAX
COMMERCIAL[®]
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Ravi Thakur, MBA, ACP
Associate
E: ravi.thakur@commercialyeg.ca
D: 780.994.1646

commercialyeg.ca #1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019 & 2021 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.

EPC ERIN RIDGE PLAZA

PROPERTY DETAILS

Address:	#720 & #730, 1115 St. Albert Trail, St. Albert
Space Available:	#720 - 796 SF +/- # 730 - 771 SF +/-
Legal Description:	Condo Plan 2022681; units 40 & 41
Zoning:	CC - Community Commercial
Base Rent:	\$30.00 PSF
Op Costs & Taxes (estimated)	\$12.00 PSF (2022) includes water
Signage:	Building & Pylon Available
Parking:	227 Paved Surface Stalls

SITE PLAN



EPC ERIN RIDGE PLAZA

UNIT PLAN

