FOR LEASE

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



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



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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



DEMOGRAPHICS 1 3KM RADIUS 2022



Residents: 21,966 Daytime Population: 16,922

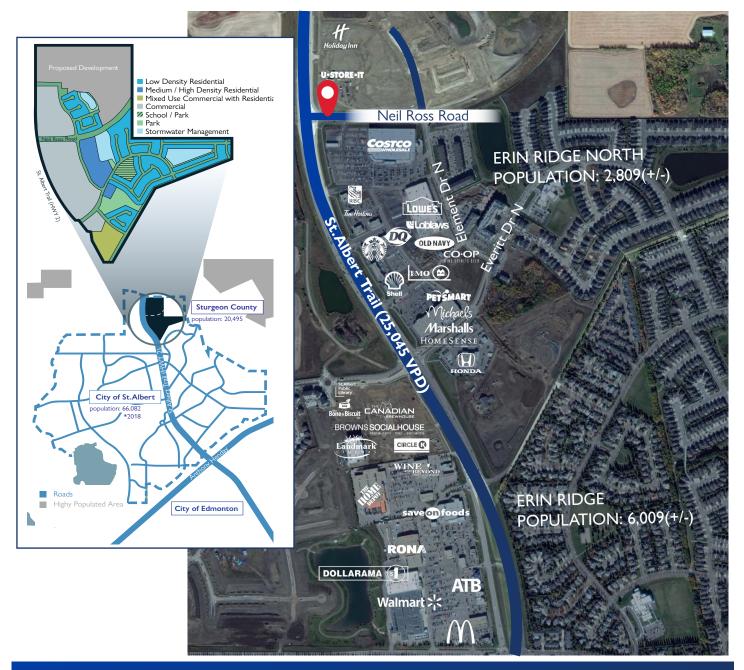
Projected Growth: 71.2% (2021 - 2026)



AHI: \$176,874 27.6% of households earn more than \$100,000



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



UNIT PLAN 🙈

