

**BUILDING 2  
SOLD OUT**

**NOW SELLING  
BUILDING 6**

# Riverbank Landing Professional Building

COMMERCIAL CONDOS – MAIN FLOOR UNITS  
UP TO 5,415 SQ. FT. AVAILABLE

1290 BELLEROSE DRIVE, ST. ALBERT, AB

**FOR SALE OR LEASE**



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



780 436 7410



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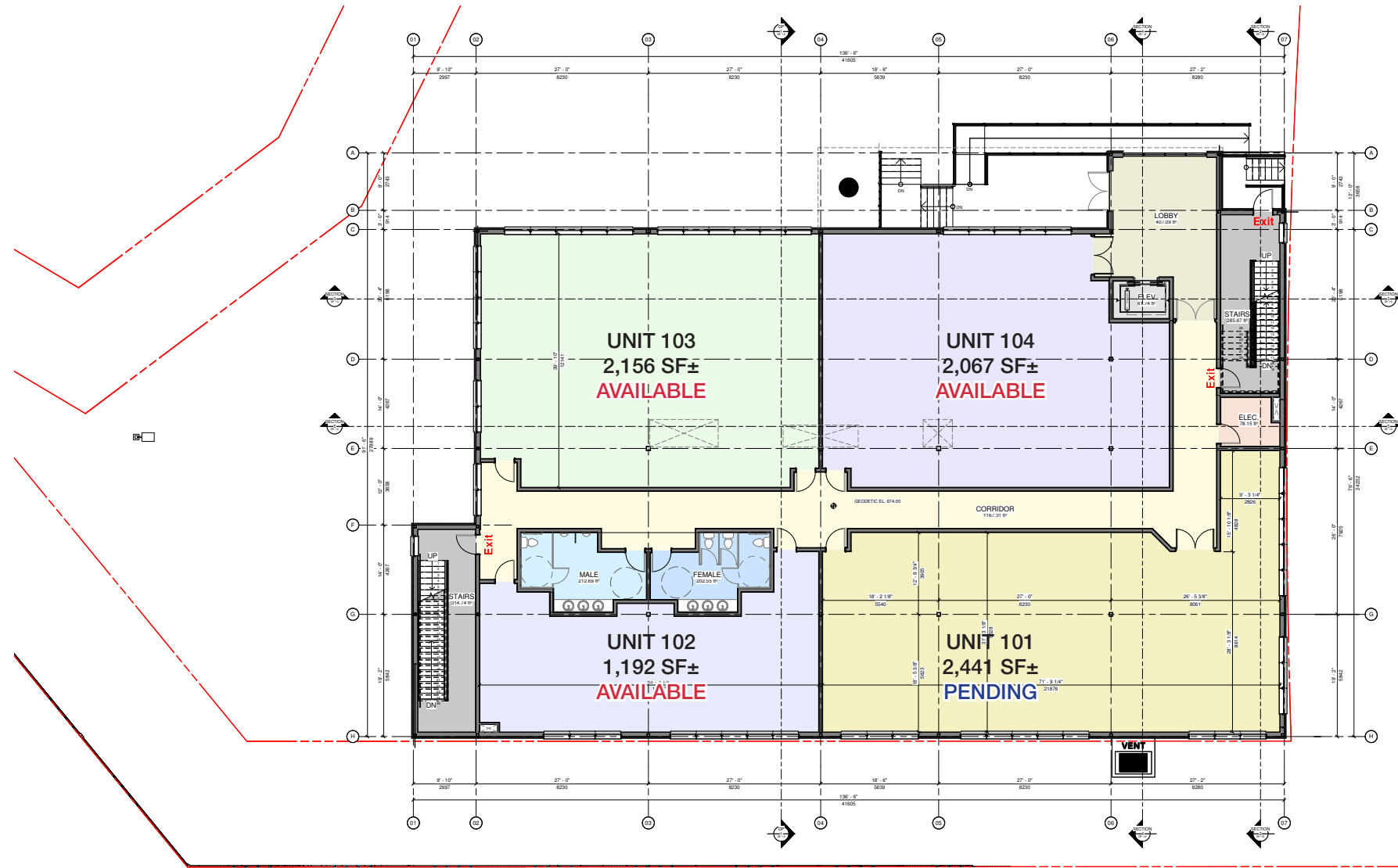
# THE PROPERTY

- A unique chance to secure space in Riverbank Landing, St. Albert's most sought-after mixed-use destination on the Sturgeon River. Commercial units in Phase 1 sold out in advance of completion!
- Centrally located in St. Albert, an affluent bedroom community to Edmonton with a population of over 70,000
- Direct access and exposure to Bellerose Drive
- Ability to cater directly to a vibrant community of an anticipated 1,400 on-site residents
- Ideal opportunity for a wide range of retail or professional/medical uses, including daycare operators
- **Main Floor:** 1,192 sq. ft. up to 5,415 sq. ft. available, with numerous demising and size options
- **Pricing:** \$550 per sq. ft. (Sale); Leasing option also available (Market Rates)
- **Expected Completion:** Q1-Q2 2027



## FLEXIBILITY WITH DEMISING OPTIONS

MAIN FLOOR – 1,192 SQ. FT. up to 5,415 SQ. FT.



1 MAIN FLOOR  
1/8" = 1'-0"

# PROPERTY DETAILS

Main Floor

Up to 5,414 SF± with demising options:

Unit 101 – 2,441 SF± **PENDING**

Unit 102 – 1,192 SF± **AVAILABLE**

Unit 103 – 2,156 SF± **AVAILABLE**

Unit 104 – 2,067 SF± **AVAILABLE**

Second Floor

SOLD

Third Floor

SOLD

Anticipated Occupancy

Q1-Q2 2027

Sale Price

**\$550/sq.ft.**

Property Taxes

Estimated at \$8.25/sq. ft./annum (2026)

Net Rental Rate

Market

Additional Rent

Estimated at \$11.00/sq. ft./annum (2026)

Zoning

DCMU (Direct Control Mixed-Use)

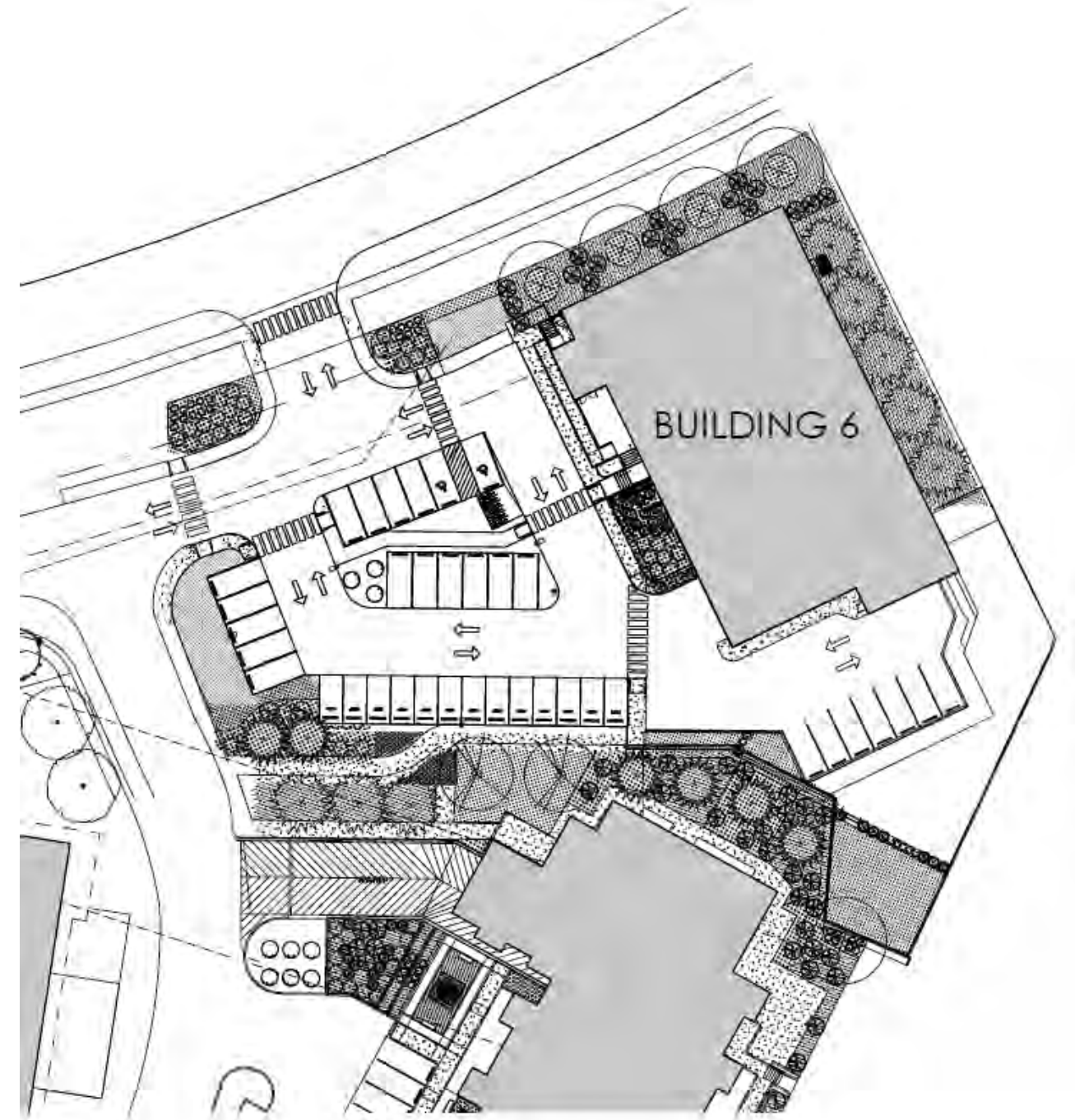
Parking

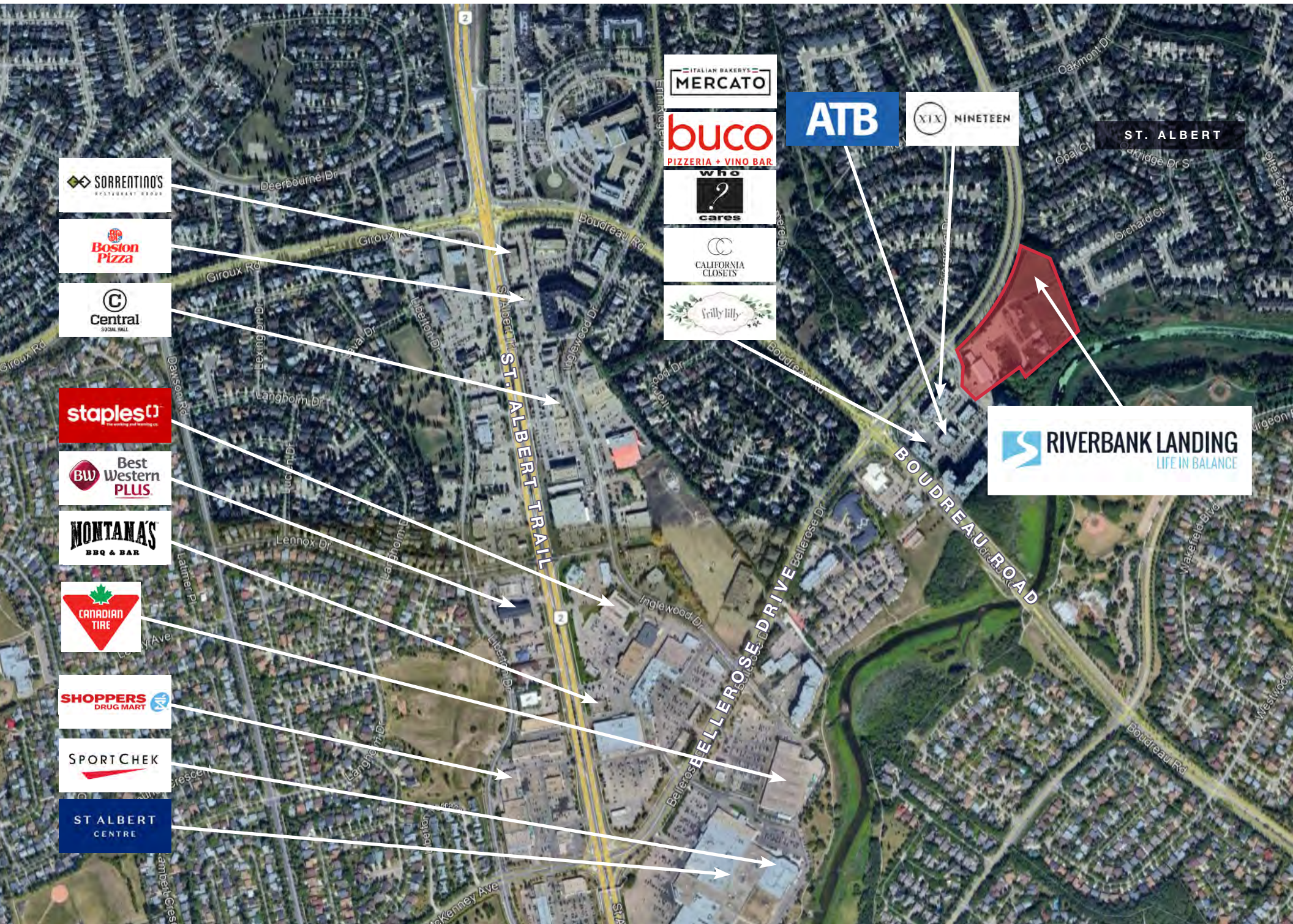
26 surface parking stalls; 32 underground parking stalls





# SITE PLAN





# 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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