

FOR LEASE

ALLIANCE CENTRE AT RIVERSIDE

215 - 255 MCKENNEY AVE, ST. ALBERT, AB

RETAIL: 1,000 - 21,000 SF



Marcus & Millichap

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OPPORTUNITY

Located in the Southwest portion of St. Albert, in Riverside, which is planned for over 10,000 residents and next to the newly developed neighbourhood of Mission in St. Albert, with nearby St. Albert Trail and Ray Gibbon Drive. Various sizes of retail units available with close proximity to both residential neighborhoods and commercial businesses.



SALIENT DETAILS

Municipal Address: 215 - 255 McKenney Ave, St. Albert

Zoning: C2 - Commercial

Site Area: 4.62 Acres


Building Area: 1,000 - 21,000 SF


Parking: 187 Stalls in Total




HIGHLIGHTS

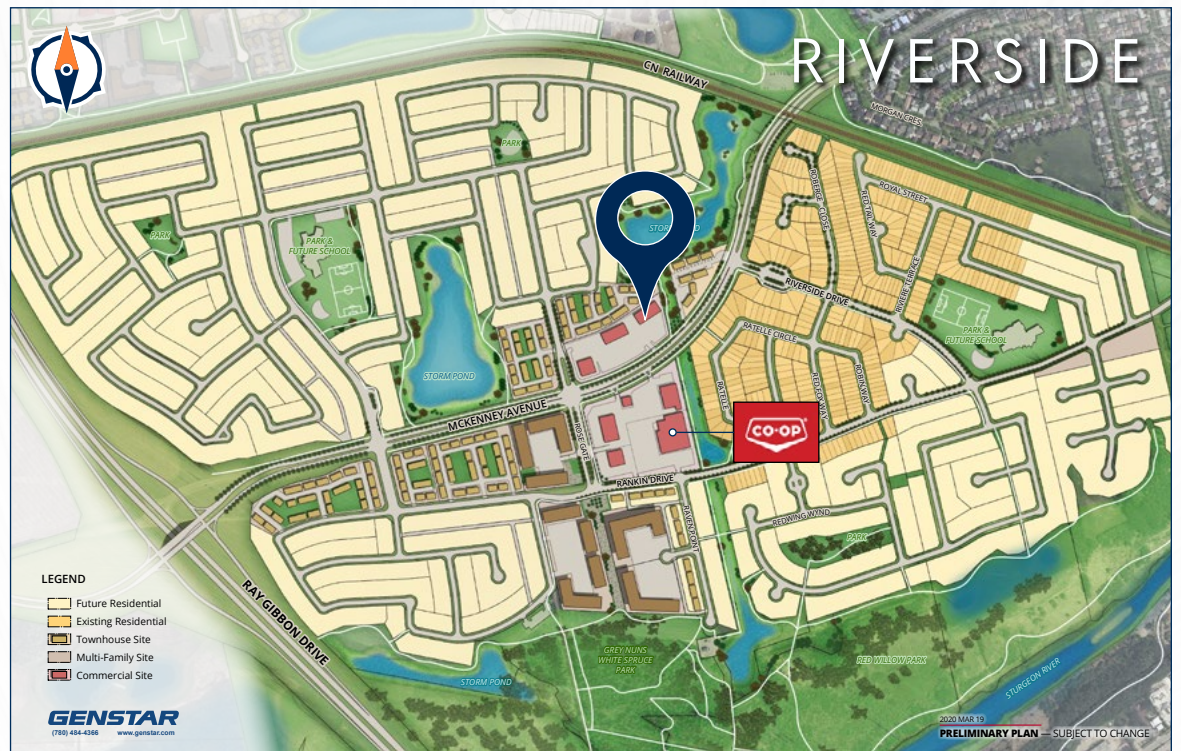
 Flexible unit sizes and demising options available

 Several units different buildings ranging from 1,000 - 21,000 SF available for lease

 Excellent exposure along McKenney Avenue

 Adjacent to Riverside Landing which has national retailer Co-Op Grocery Store, Liquor Store and Gas Bar

 Construction underway which includes a 5 storey "Three Robins Active Living" seniors building, with main floor retail/ commercial space for lease, and Four (4) CRU Retail Buildings



STATS



Ray Gibbon Drive	1 minute
St. Albert Trail	5 minutes
Downtown St. Albert	6 minutes
Anthony Henday Drive	10 minutes
Yellowhead Highway	14 minutes



9,830
vehicles
per day



EXPOSURE
McKenney Ave
& Redspur Drive



PARKING
ample on-site
surface stalls



GROWTH
2.9% Projected
Growth (2020-2025)



\$139,480
household income average
within 3 km



20,600
population
within 3 km

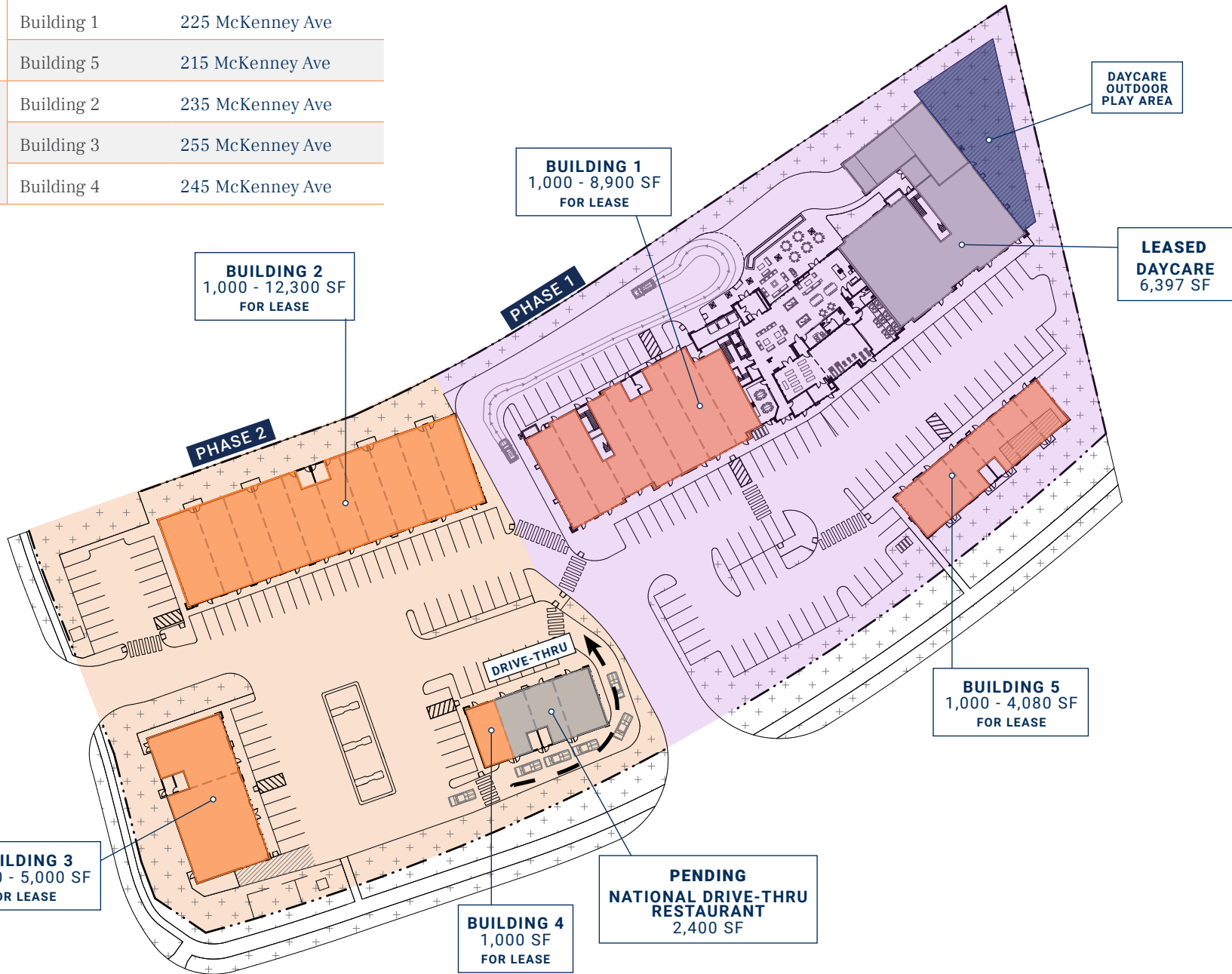


MAIN FLOOR
newly developed
retail space



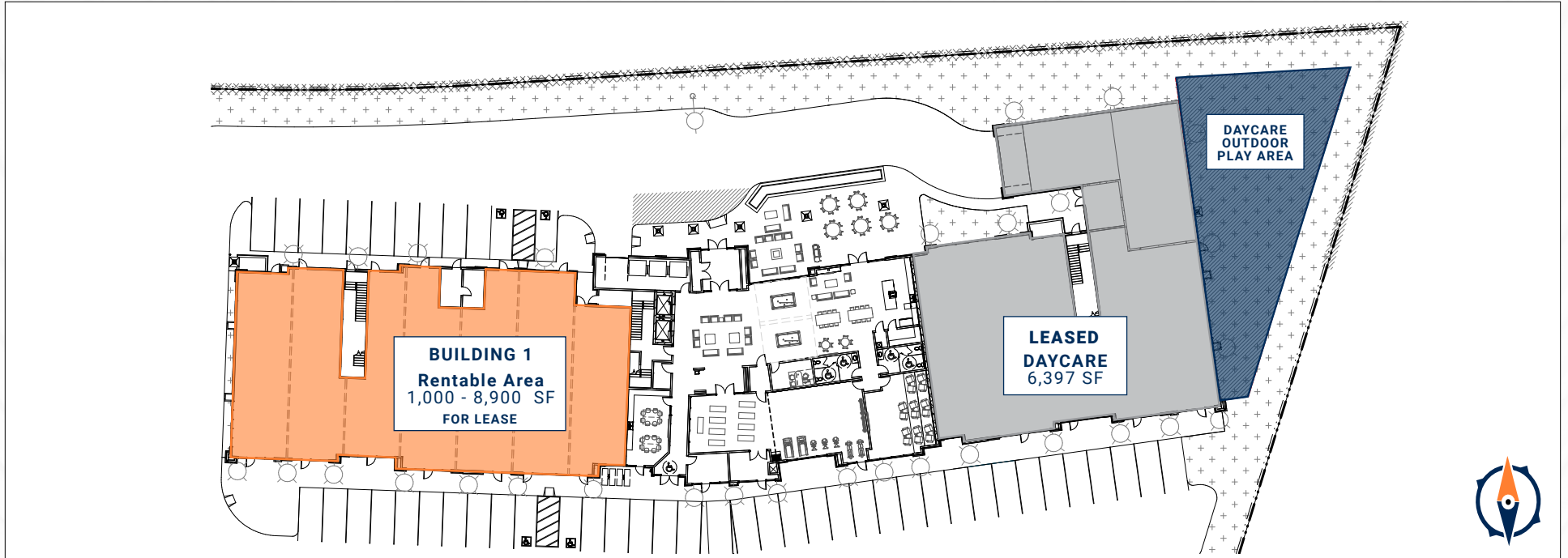
SITE PLAN

Phase 1	Building 1	225 McKenney Ave
	Building 5	215 McKenney Ave
Phase 2	Building 2	235 McKenney Ave
	Building 3	255 McKenney Ave
	Building 4	245 McKenney Ave

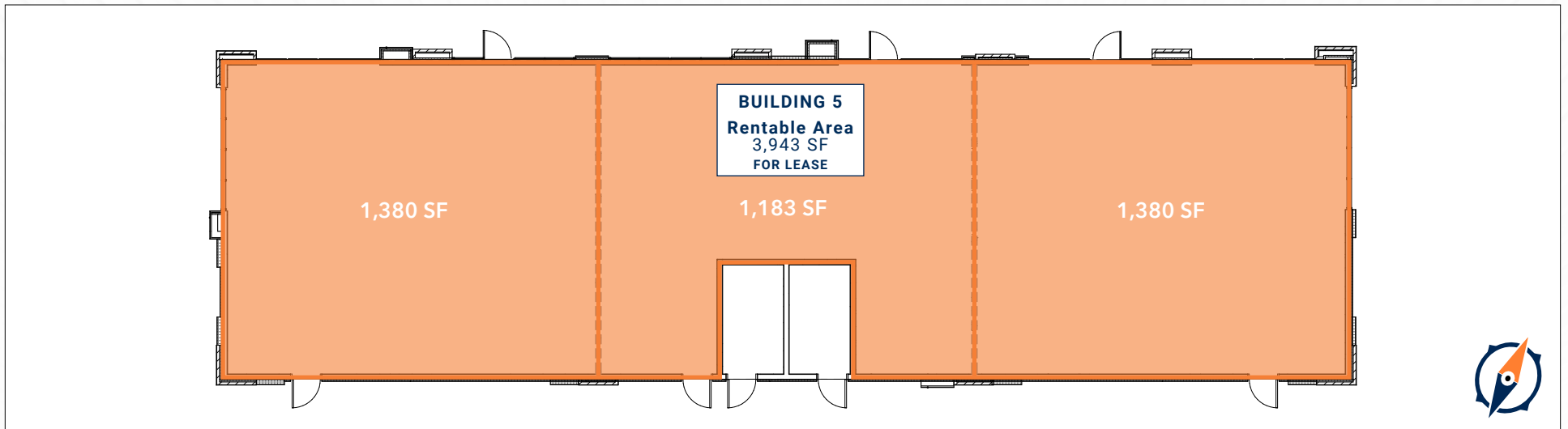


FLOOR PLANS PHASE 1

BUILDING 1



BUILDING 5



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[MarcusMillichap.com](https://www.MarcusMillichap.com)

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