

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.  
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LOT 5 | **SOLD**

Size: 1.13 AC / 49,310 SF

5

1

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

- Last remaining land parcel 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

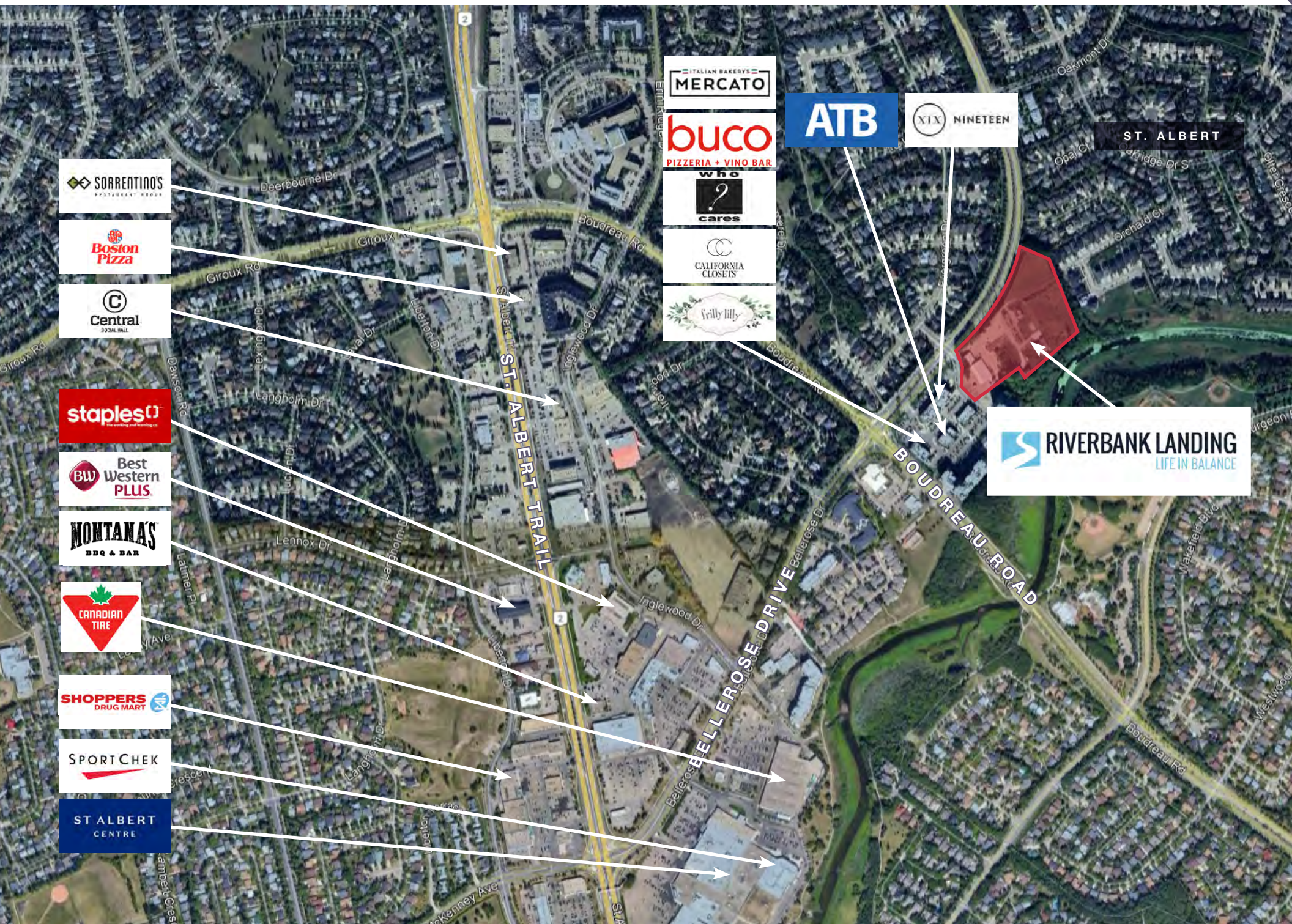
# PROPERTY DETAILS

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
SITE SIZES	LOT 1: 0.83 AC±   LOT 5: <b>SOLD</b>
LIST PRICE	\$2,100,000 per acre   \$48/SF LOT 1: \$1,743,000 LOT 5: <b>SOLD</b>

# 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

# Riverbank Landing

# NAI Commercial

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