



# ERIN RIDGE RETAIL PLAZA

RETAIL UNITS AVAILABLE FOR SALE OR LEASE

1115 ST. ALBERT TRAIL, ST. ALBERT, AB



**DANIEL YARMON**

Vice President, Retail Division  
587 635 5609  
dyarmon@naiedmonton.com

**CHAD GRIFFITHS**

Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com

**RYAN BROWN**

Partner  
587 635 2486  
rbrown@naiedmonton.com

**DREW JOSLIN**

Associate  
780 540 9100  
djoslin@naiedmonton.com



**NAI COMMERCIAL REAL ESTATE INC.**

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | naiedmonton.com

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**NAI Commercial**

## PROPERTY HIGHLIGHTS

-  Multiple purchase and lease opportunities in prominent retail shopping centre along St. Albert Trail
-  Two income producing investment opportunities
-  Convenient access from St. Albert Trail, which experiences an average daily traffic volume of 18,884 vehicles
-  Prime signage opportunities with high visibility
-  CC Corridor Commercial Zoning permits a wide range of uses
-  227 parking stalls available

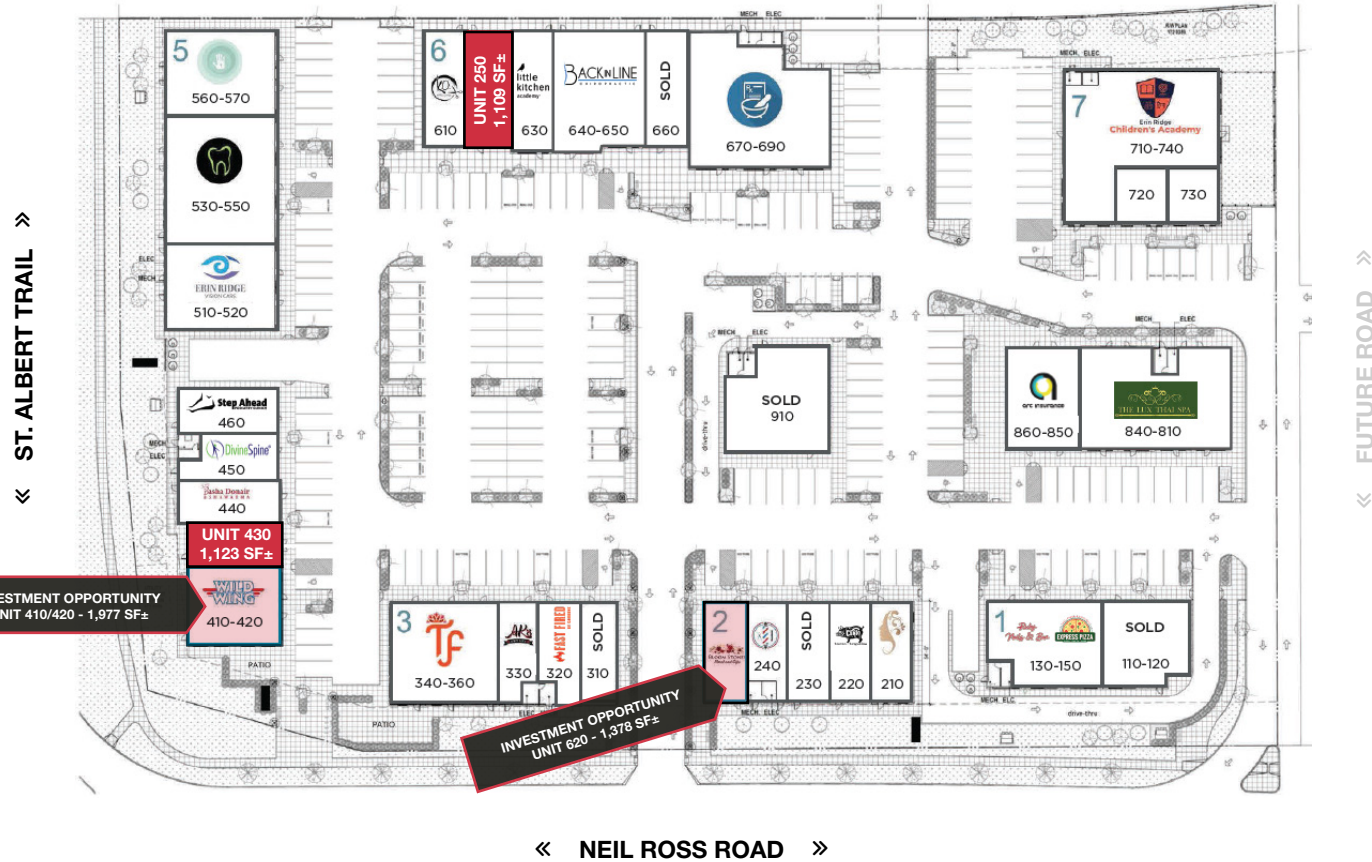
**JOIN A WIDE VARIETY OF TENANTS/RETAILERS INCLUDING:**

**WILD WING, CURE MD, ERIN RIDGE CHILDREN'S ACADEMY, FAST FIRED BY CARBONE, BASHA DONAIR, TANDORI FUSION**

**AND MANY OTHERS!**



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18,884 VPD  
 ST ALBERT TRAIL  
 N OF ELEMENT RD

22,026  
 DAYTIME POPULATION

1.7%  
 ANNUAL GROWTH 2023 - 2028

\$165,577  
 AVERAGE HOUSEHOLD INCOME

6,247 EMPLOYEES    396 BUSINESSES

\$789M  
 TOTAL CONSUMER SPENDING

2024 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

UNIT	SIZE	2024 PROPERTY TAXES	SALE PRICE	
250	1,109 sq.ft.±	\$9,940.97	\$595,000	INVESTMENT OPPORTUNITY
410-420	1,977 sq.ft.±	\$17,092.39	\$1,100,000	INVESTMENT OPPORTUNITY
430	1,123 sq.ft.±	\$7,438.82	\$475,000	FOR SALE OR LEASE
620	1,378 sq.ft.±	\$10,008.60	\$657,000	FOR SALE OR LEASE

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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2022681 Units 10,17,18,19,31
ZONING	CC
LEASE RATE	Market
SALE PRICE	Starting from \$595,000
OPERATING COSTS	\$16.50/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees



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