

FOR LEASE
**SHOPPES AT
GIROUX**
4 VERSAILLES AVENUE
ST. ALBERT

UP TO 9,279 SF IN VARIOUS SIZES
OF RETAIL BAYS AVAILABLE IN
NORTHWEST ST. ALBERT

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DEMOGRAPHICS

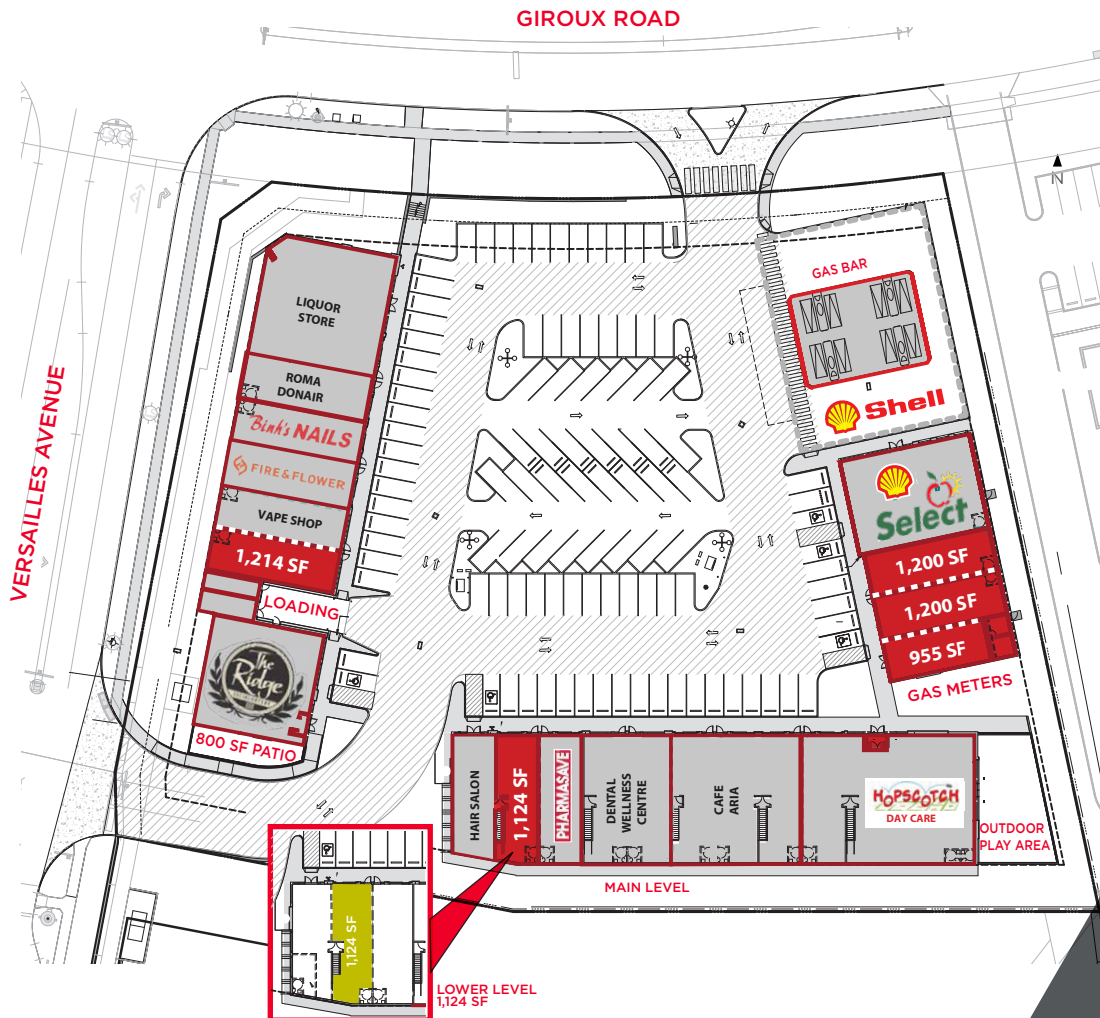
POPULATION			
	1km	3km	5km
	1,419	23,800	59,925

AVERAGE INCOME			
	1km	3km	5km
	\$ 222,634	\$ 146,638	\$ 143,548

HOUSEHOLDS			
	1km	3km	5km
	472	8,291	21,685

VEHICLES PER DAY	
	9,175 VPD on Giroux Road in front of property

SITE PLAN



- Retail shopping centre located in a highly residential neighborhood with easy access from Ray Gibbon Drive and Anthony Henday

- Join tenants like: Shell Gas, 7 Star Liquor, Pink Pineapple Salon, Binh's Nails, Fire & Flower, Pharmasave, Dental Wellness Centre, Hopscotch Early Learning Centre, etc.

- Ideal & desired businesses include: Optical, Physiotherapy & Chiropractor, Massage Therapy, Medi-Spa and Medical Groups.



NORTH RIDGE

DEER RIDGE

ST. ALBERT TRAIL

RAY GIBBON DRIVE

GIROUX ROAD

APPROVED HIGH DENSITY DEVELOPMENT

LOCATION OVERVIEW



PROPERTY DETAILS

MUNICIPAL ADDRESS
4 VERSAILLES AVENUE, ST. ALBERT

LEGAL DESCRIPTION
PLAN 1520671; BLOCK 1B; LOT 2

ZONING
GENERAL COMMERCIAL (C2)

PARKING
107 SURFACE STALLS

OPERATING COSTS
\$17.28 PER SF (2024 BUDGET)

SIGNAGE
PYLON & FASCIA
SIGNAGE AVAILABLE

SITE HAS TWO ACCESSES
GIROUX ROAD AND
VERSAILLES AVENUE

VACANCIES
VARIOUS SIZES AVAILABLE.
CONTINUOUS BAYS FROM 955 SF
UP TO 3,403 SF

- RESIDENTIAL PROJECTS
- VILLE GIROUX: 198 SUITES
 - SOLIS GIROUX: 110 SUITES
 - APPROVED HIGH DENSITY DEVELOPMENT: 245 SUITES



SITE PHOTOS

