

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

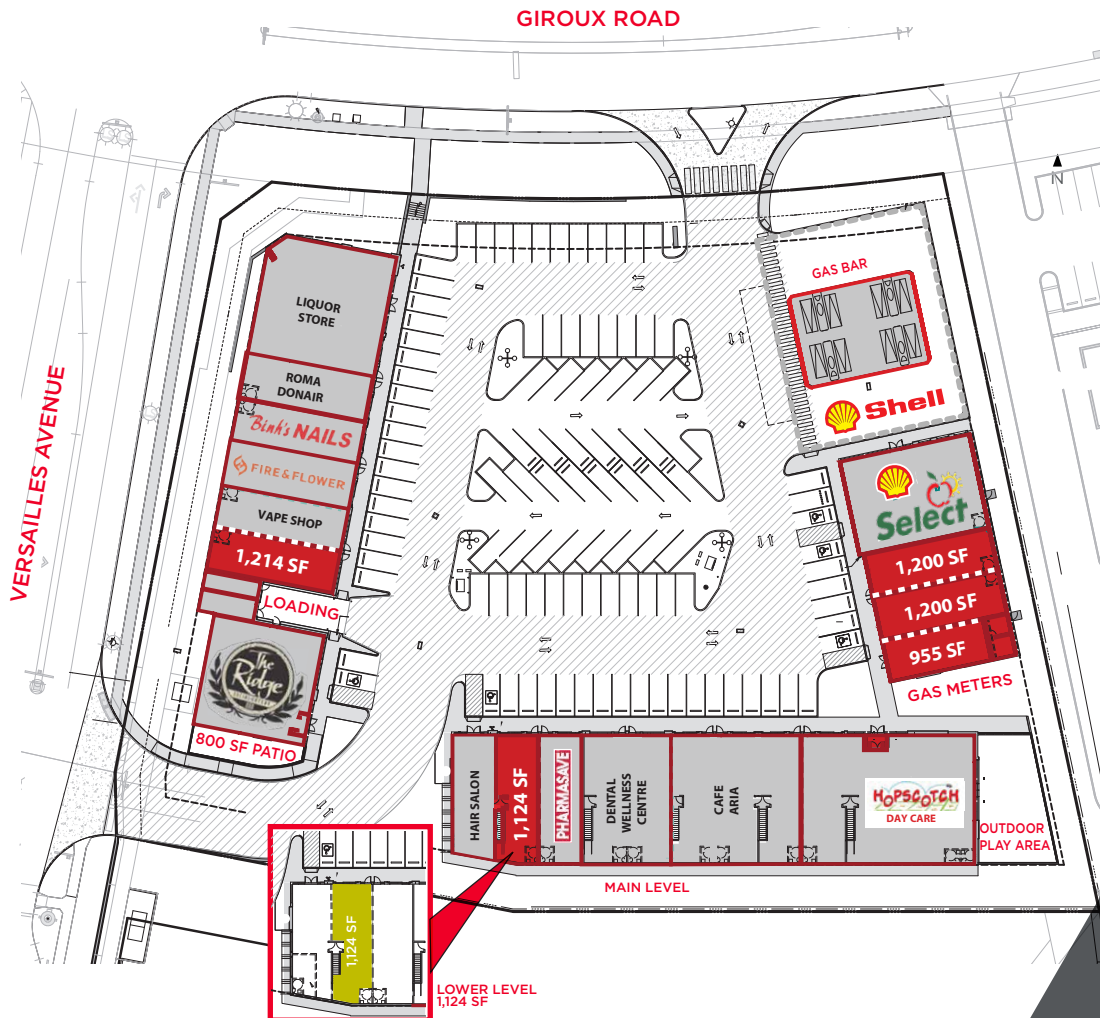
POPULATION			
	1km	3km	5km
	1,419	23,800	59,925

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

