



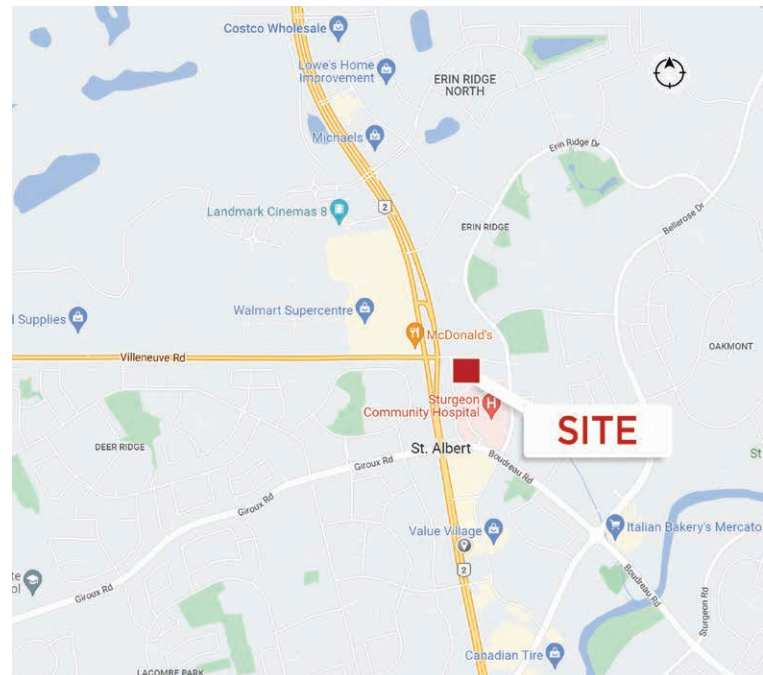
650 - 1,644 SF AVAILABLE

RETAIL/MEDICAL SPACE AVAILABLE

Citadel Mews Retail Commercial Condos For Sale/Lease

Property Highlights

- Citadel Mews is a 200 suite complex adjacent to Citadel Village anchored by Shoppers Drug Mart, Scotia Bank, AMA, and EastSide Marios.
- Located directly off St. Albert Trail and Erin Ridge Rd.
- The building recently had a fire and all units have been vacated and brought to shell condition.
- Ideal Use: Professional Services, Medical, Dental, Chiropractor, and Health Services
- Available Q3 2022
- Units can be Leased or Sold



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Property Details

Municipal Address:	15 Erin Ridge Road, St. Albert, AB
Legal Description:	Unit 18, 19, 21, 27; Plan 5 102328
Zoning:	ICC (Integrated Care Community)
Neighbourhood:	Erin Ridge
Utilities:	Separately Metered
Available:	Q3 2022
Term:	Negotiable
Lease Rate:	Market
Operating Costs:	\$10.00 per SF
Purchase Price:	Call for details

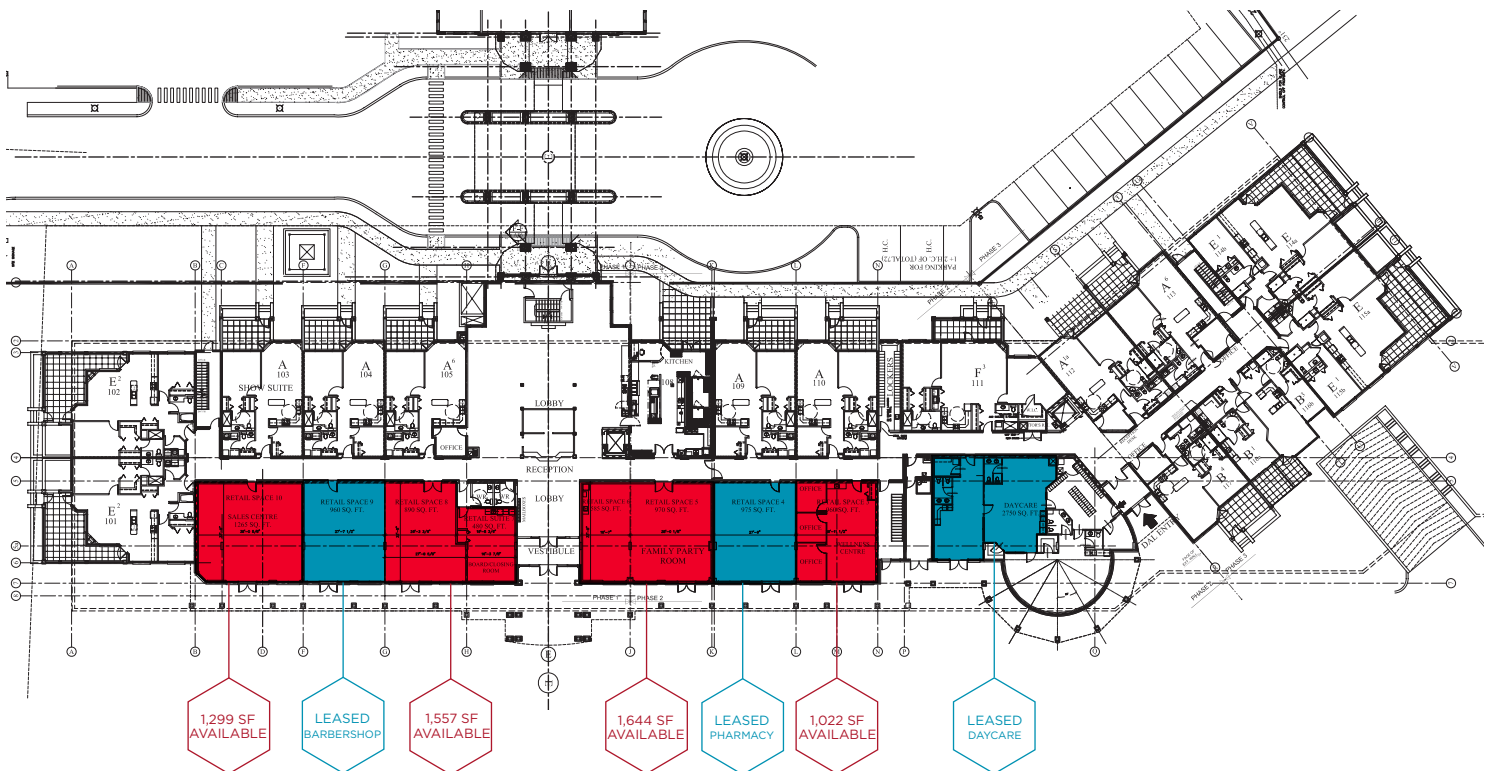
Demographics

	POPULATION		
	1km	3km	5km
	7,993	42,737	68,954

	HOUSEHOLDS		
	1km	3km	5km
	2,658	14,908	24,900

	AVERAGE INCOME		
	1km	3km	5km
	\$157,670	\$155,894	\$146,291

Site Plan



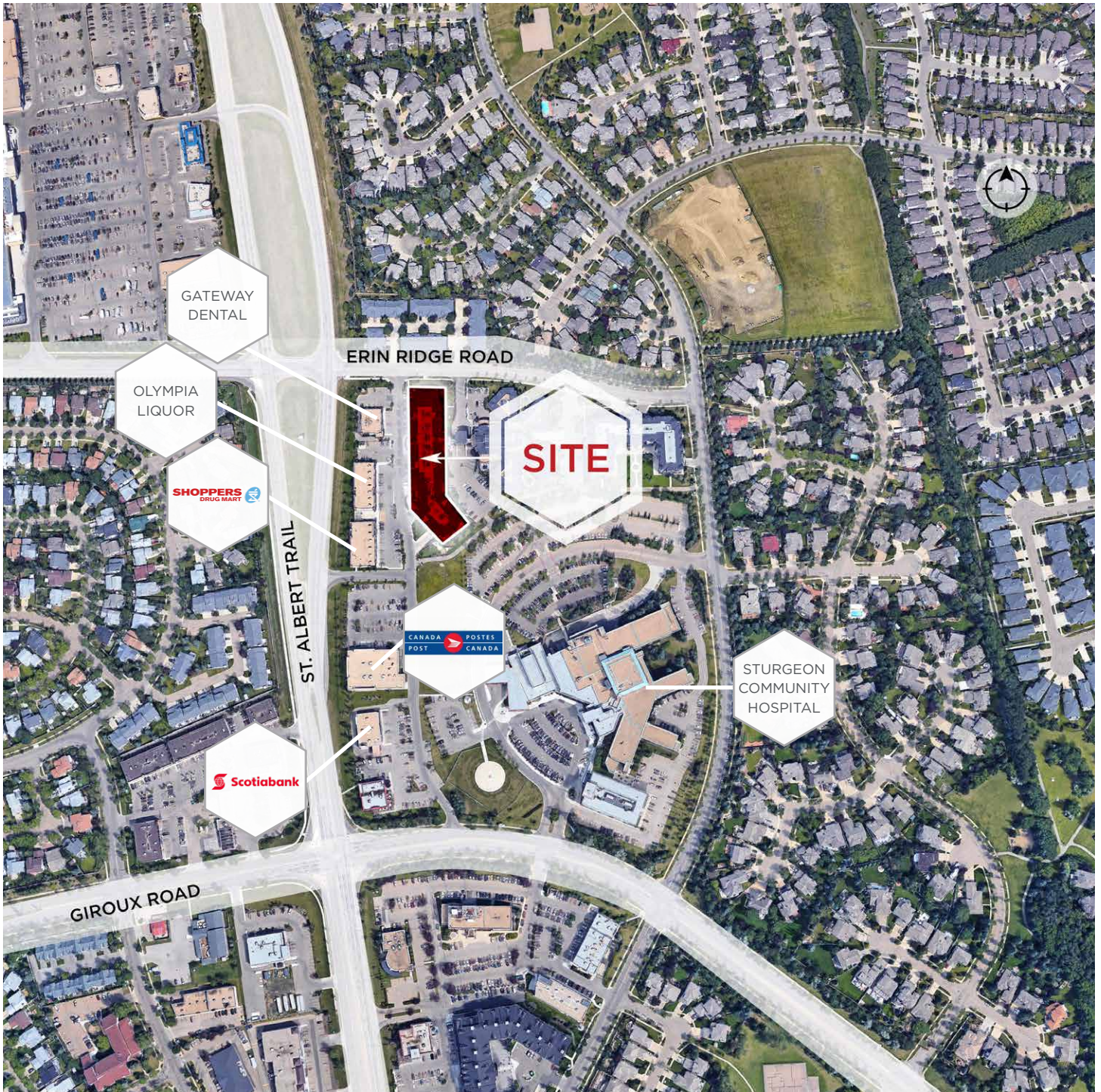
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Aerial



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