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# ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, Alberta

**CUSHMAN & WAKEFIELD**  
Edmonton  
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# AERIAL



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
1,552	13,257	51,135



### HOUSEHOLD

1KM	3KM	5KM
519	5,090	18,648



### AVERAGE INCOME

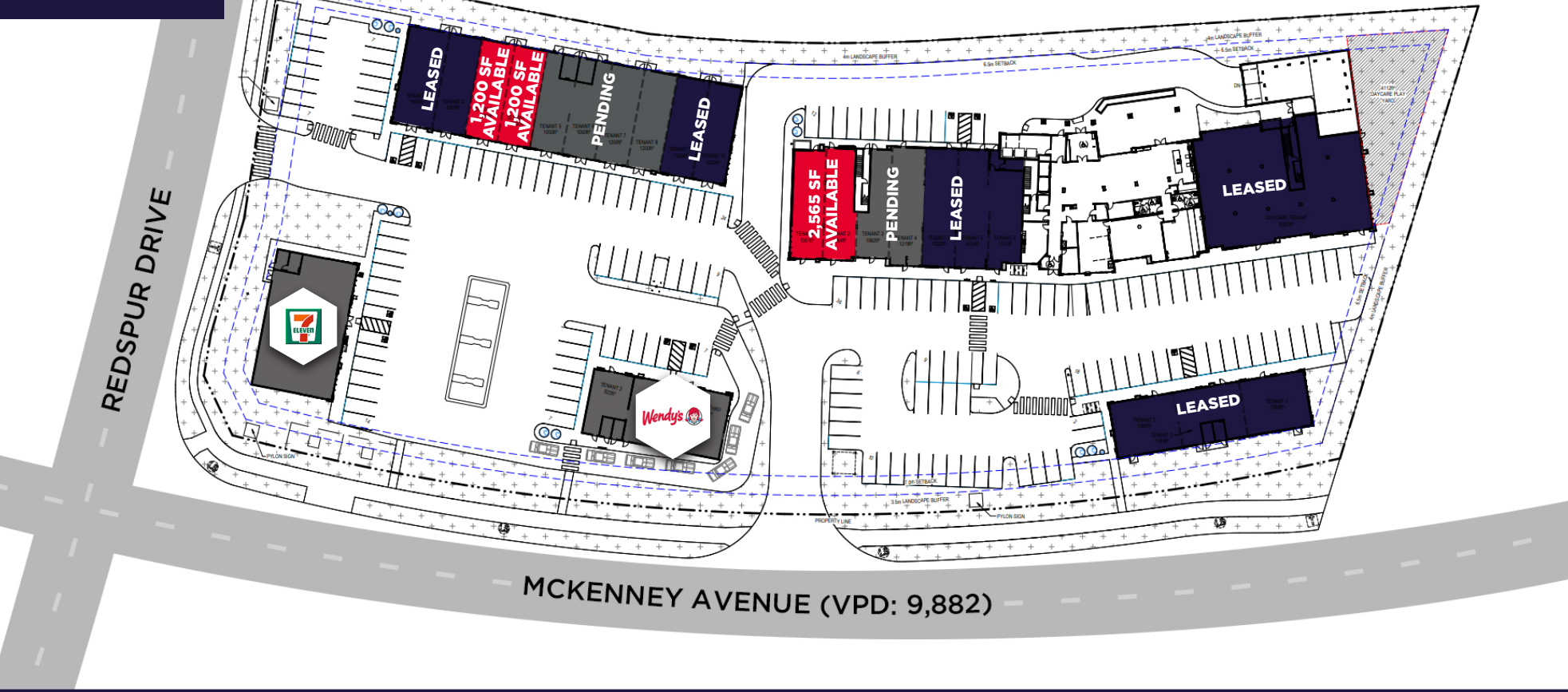
1KM	3KM	5KM
\$181,183	\$159,761	\$151,404



### VEHICLES PER DAY

9,882 on McKenney Avenue (2022)  
15,380 on Ray Gibbon Drive (2019)

SITE PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS	3 REDSPUR DRIVE, ST. ALBERT, AB
LEGAL DESCRIPTION	PLAN 2120249, BLOCK 1, LOT 4
ZONING	C2
BUILT	2024
OPERATING COST	\$12.00 PER SF (2025)

# PROPERTY PHOTOS



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