



JOIN NATIONAL TENANTS



ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, Alberta

CUSHMAN & WAKEFIELD
Edmonton
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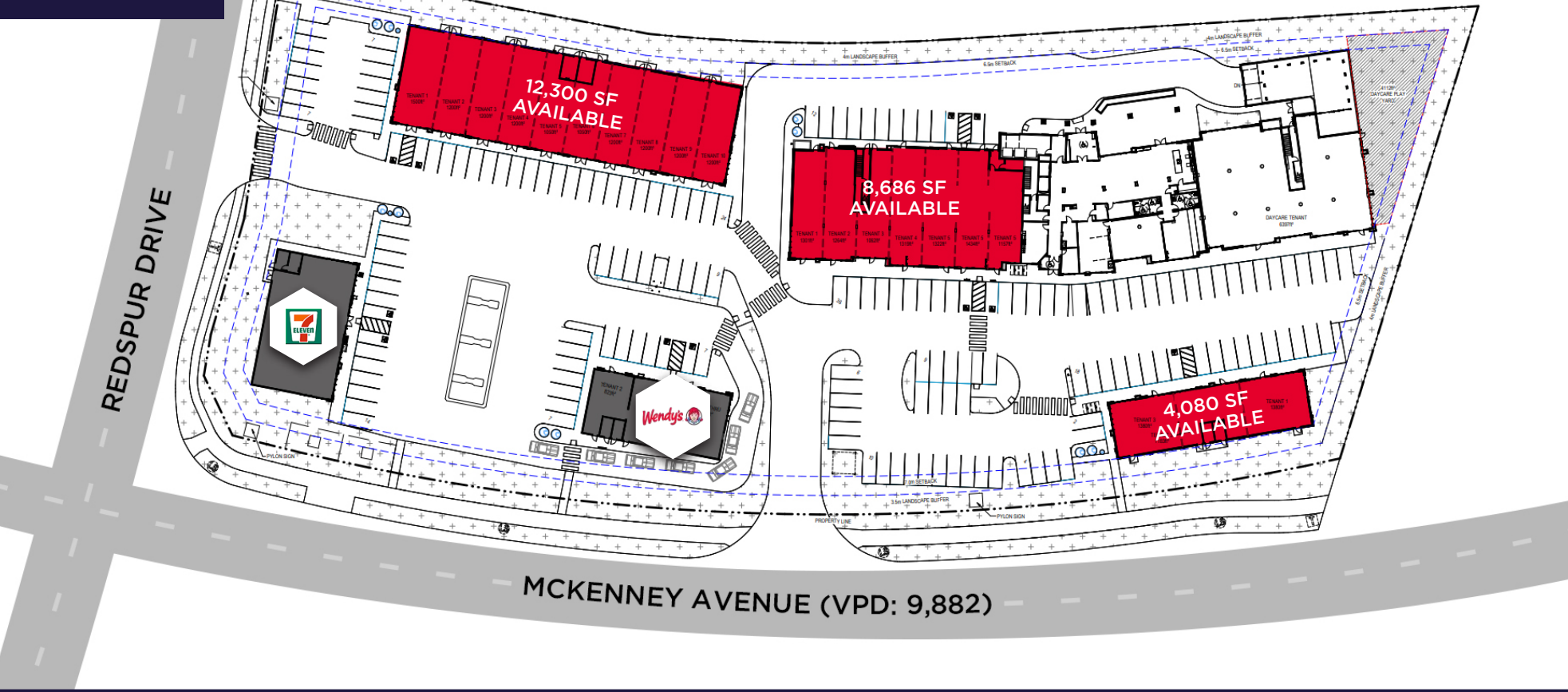
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**GREAT LEASE OPPORTUNITY IN
ST. ALBERT**

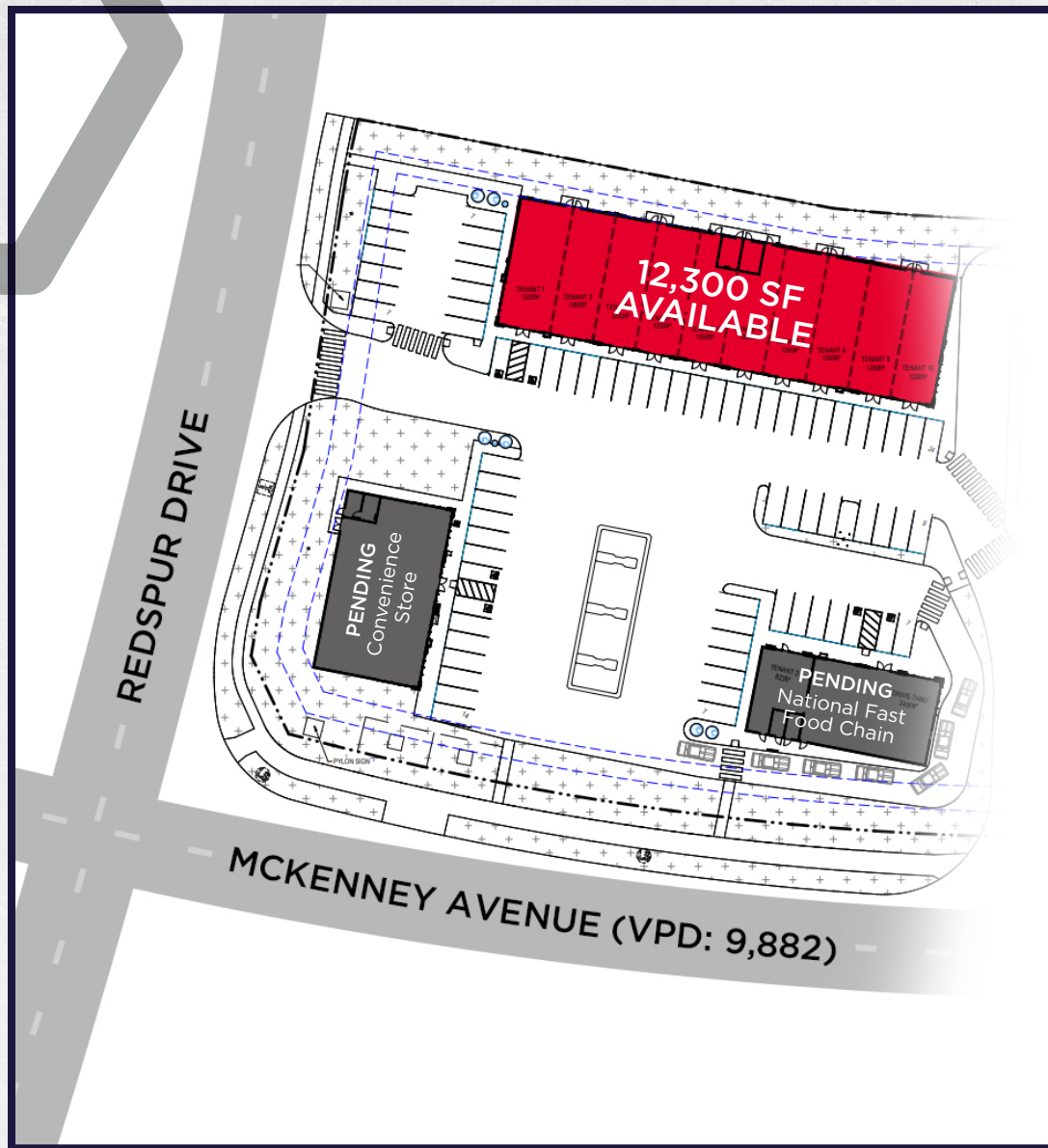


SITE PLAN



PROPERTY DETAILS

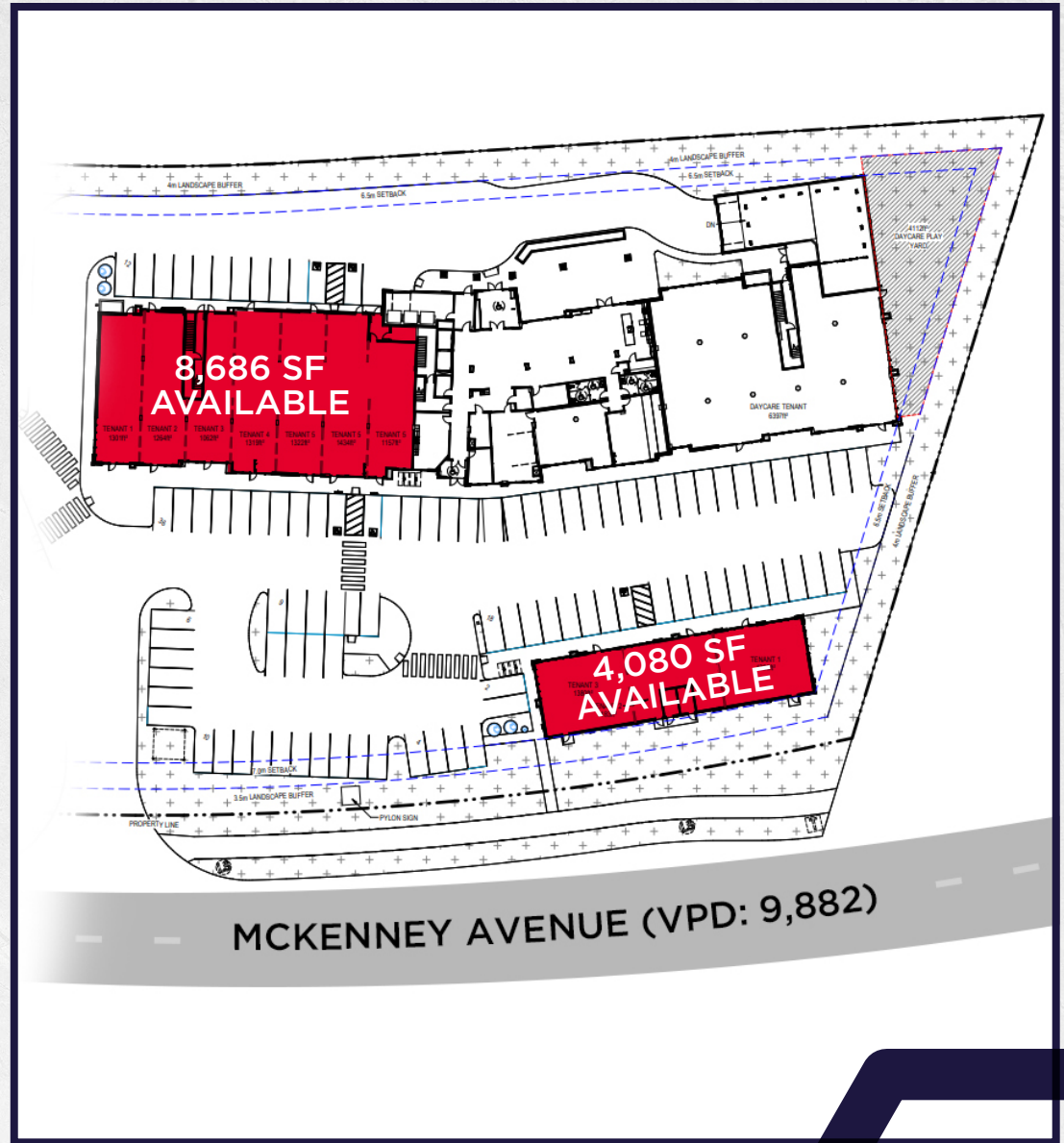
MUNICIPAL ADDRESS	3 REDSPUR DRIVE, ST. ALBERT, AB
LEGAL DESCRIPTION	PLAN 2120249, BLOCK 1, LOT 4
ZONING	C2
BUILT	2024
OPERATING COST	TBD



**UP TO 12,300 SF
AVAILABLE**

Pending Convenience Store
Pending National Fast Food Chain





Residential Units Above

UP TO 8,686 SF
AVAILABLE

PROPERTY PHOTOS



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)

