



# 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

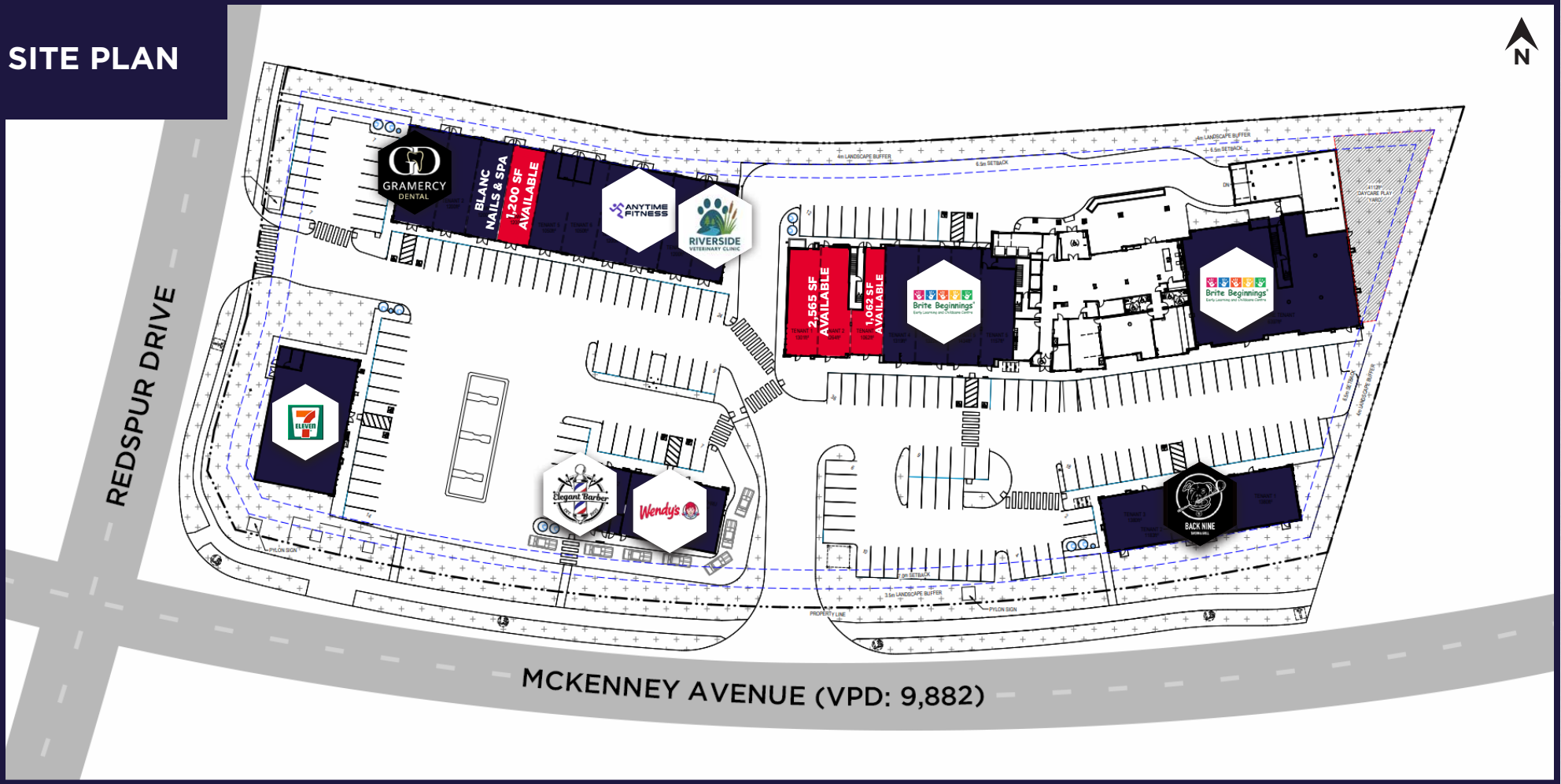
1KM	3KM	5KM
\$181,183	\$159,761	\$151,404



### VEHICLES PER DAY

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

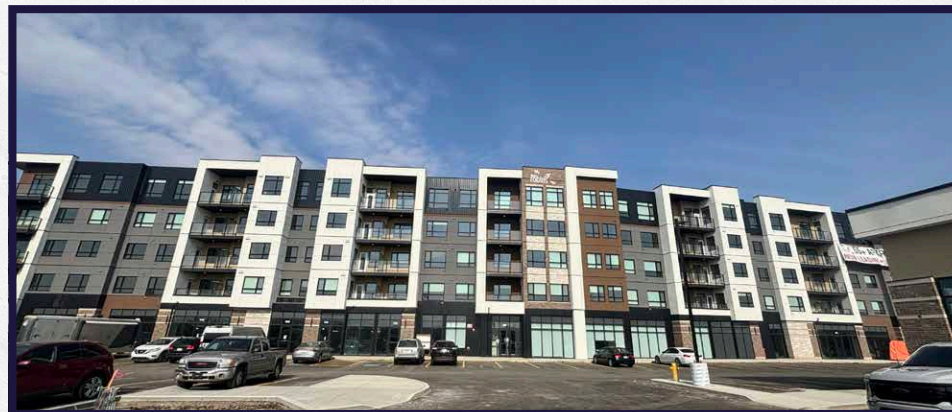
# SITE PLAN



## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	3 REDSPUR DRIVE, ST. ALBERT, AB	<b>PARKING</b>	150 STALLS
<b>LEGAL DESCRIPTION</b>	PLAN 2120249, BLOCK 1, LOT 4	<b>BASE RENT</b>	MARKET
<b>ZONING</b>	C2	<b>OPERATING COST</b>	\$16.00 PER SF 2026 EST.
<b>BUILT</b>	2024	<b>AVAILABLE SPACES</b>	<b>BUILDING 1 - 2,565 SF, 1,062 SF</b> <b>BUILDING 2 - 1,200 SF</b>

# PROPERTY PHOTOS



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