



FOR SALE/LEASE

EPC ERIN RIDGE PLAZA

910, 1115 St. Albert Trail, St. Albert, AB

RETAIL UNITS AVAILABLE FOR SALE/LEASE

1,109 & 1,977 SF AVAILABLE FOR SALE

1,023 & 1,378 SF AVAILABLE FOR SALE/LEASE

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FUZION INDIAN CUISINE

THE OPPORTUNITY

TI- BOT

R PIZZA YOURI

320

ERIN RIDGE

Te Tandoori Puzion Mark in

 Retail Shopping Centre strategically located along St. Albert Trail.

• Come join a wide variety of Tenants/ Retailers including: Cure MD, Erin Ridge Children's Academy, Wild Wing, Fast Fired by Carbone, Basha Donair, Tandori Fusion and many others!

- Easy access from St. Albert Trail which sees and average of 40,226 vehicles per day.
 - High exposure signage opportunities available.
- CC Corridor Commercial Zoning allows for a large variety of uses.
 - 227 parking stalls available.

LEASE RATE: Market

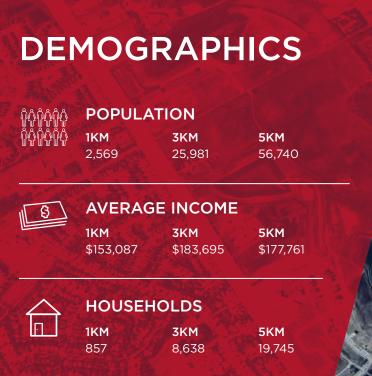
Rrite Beginnings

ESTIMATED ADDITIONAL RENT (2024): \$16.50/SF

ZONING: CC Corridor Commercial Zoning

NEIGHBOURHOOD: Erin Ridge North







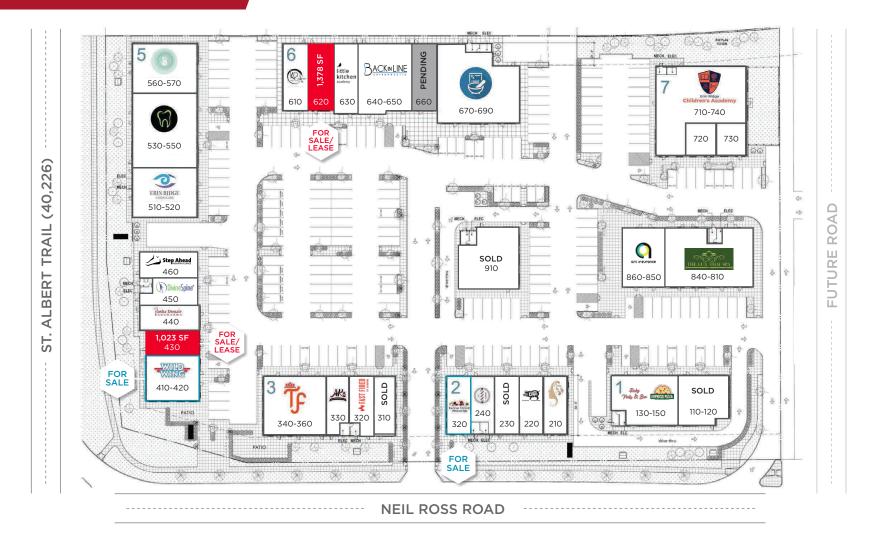
VEHICLES PER DAY

40,226 on St. Albert Trail (2023) 18,440 on Giroux Road (2023) 4,736 on Element Drive (2023)





FLOOR PLAN





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