



### 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

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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MDO

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FUZION INDIAN CUISINE

### THE OPPORTUNITY

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320

ERIN.RIDGE

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 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

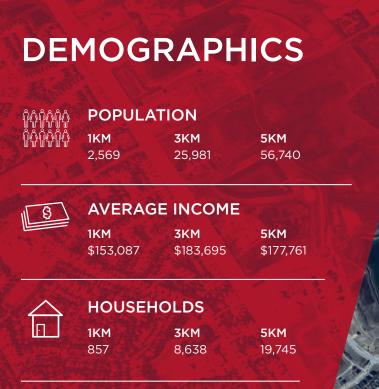
Rrite Beginnings

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

**ZONING:** CC Corridor Commercial Zoning

**NEIGHBOURHOOD:** Erin Ridge North







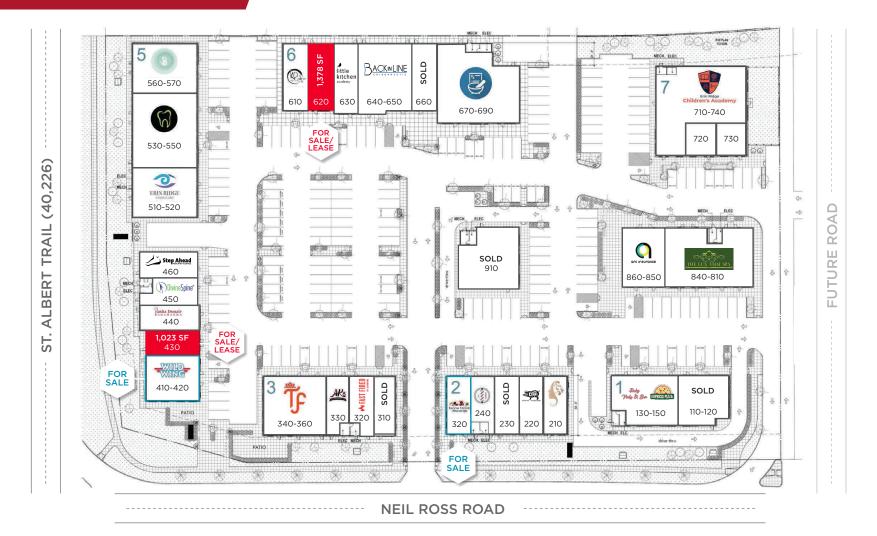
#### VEHICLES PER DAY

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





## **FLOOR PLAN**





Gary Killips Partner 780 917 8332 gary.killips@cwedm.com Devan Ramage Associate 780 702 9479 devan.ramage@cwedm.com Cody Miner Sales Assistant 780 702 2982 cody.miner@cwedm.com

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