



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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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

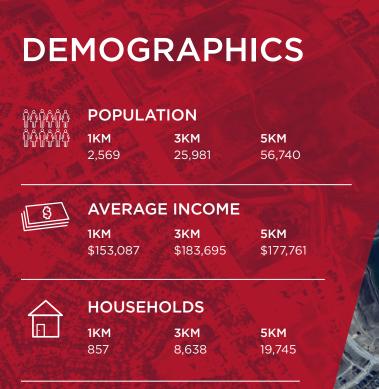
Rrite Beginnings

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

ZONING: CC Corridor Commercial Zoning

NEIGHBOURHOOD: Erin Ridge North







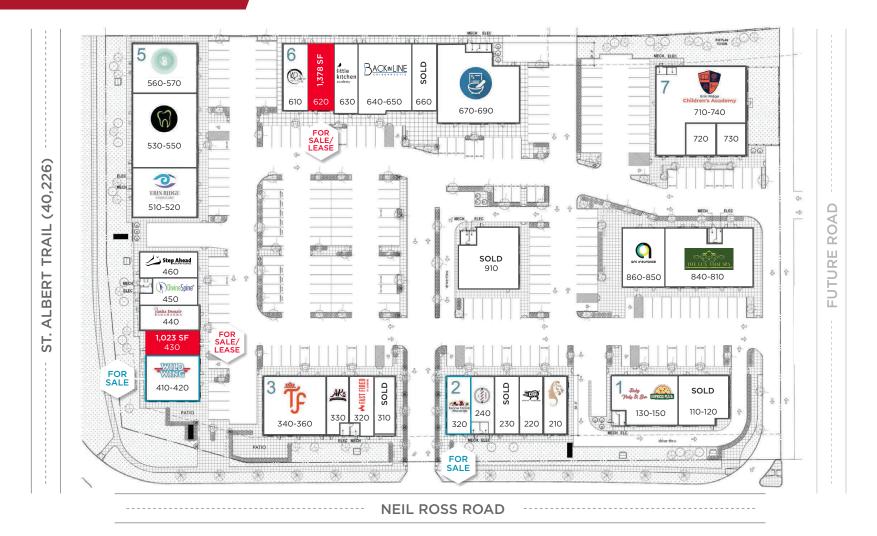
VEHICLES PER DAY

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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