

INVESTMENT SALE



EPC ERIN RIDGE PLAZA

#110-120, 130, 140-150, 11115 St. Albert Trail, St. Albert, AB

REMAX Excellence Commercial Division is pleased to present an investment opportunity in a 5.3-acre commercial development in Erin Ridge, St. Albert.

These recently built retail condo units are available in the rapidly growing Erin Ridge area of St. Albert. This development offers excellent visibility with signage displayed along Neil Ross Road and within the plaza. There are long term leases in place with stable businesses as Tenants.

Available units include 110-120 with drive-thru, Unit 130, and Units 140-150. Surrounded by strong traffic drivers and a complementary mix of medical, dental, daycare, and food users, this is a prime opportunity to acquire high quality commercial real estate with both a stable income, and a future upside with rental escalations. Units can be purchased individually or together.



Legal	Condo Plan 2022681
Size	± 937 to 2,009 SF
Zoning	CC - Community Commercial
Price	Unit 110-120 Unit 130 Unit 140-150 <u>Consolidated: \$2,890,000.00</u>
Cap Rate	5.9%
Parking	227 Paved Surface Stalls Available
Signage	Building & Pylon Available

RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

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SITE PLAN

■ Pylon Sign



DEMOGRAPHICS

3KM RADIUS 2022



RESIDENTS
21,966

Daytime Population: 16,922
Projected Growth: 71.2%
(2021-2026)



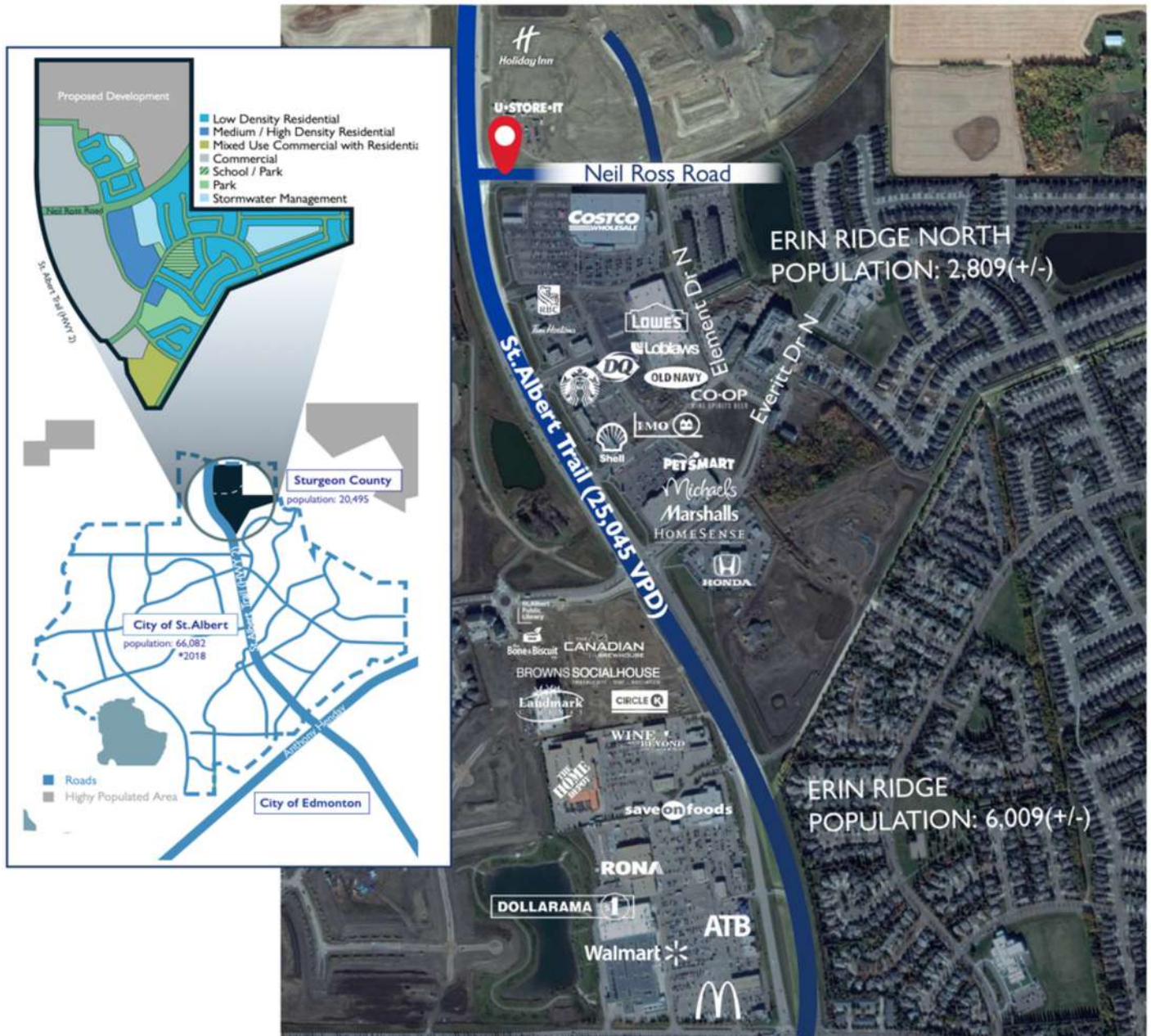
AHI
\$202,067

27.6% of households earn more than \$100,000.



Rate Of Education
71%

Over the age of 25 have a post-secondary degree.





CONTACT:

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