



2,200 SF
Available

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ST. ALBERT PAD SITE

FOR LEASE | #30 1145 St. Albert Trail, St. Albert AB

Prime restaurant site located in the growing residential and commercial hub of Erin Ridge North. Situated on the parcel of Holiday Inn Express, with gas station and convenience store all under construction.

Features:

- Drive-thru option available
- St. Albert Trail is the most prominent commercial corridor in St. Albert
- Excellent exposure to over 23,737 vehicles per day along St. Albert Trail
- Neighbour to a breakfast-only hotel
- Surrounded by many restaurants A&W; Love Pizza; Panda Express; Freshii
- Costco Wholesale, Lowe's and other national retailers in close proximity

LEGAL DESCRIPTION

Plan 1720358, Block 1, Lot 2

ZONING

CC - Corridor Commercial

SQUARE FOOTAGE

2,200 sf

OCCUPANCY

2020

NET BASE RENT

Negotiable

OPERATING COSTS

TBD

SURFACE PARKING

Available

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PAD SITE

Located along the city's main arterial, St. Albert Trail (Highway 2), this site will be next to Holiday Inn Express St. Albert, part of the Intercontinental Hotels Group global banner, currently under construction and slated to open in the Fall of 2020.

The pad site boasts excellent exposure to over 23,737 vehicles per day along the major highway and is suited for a custom build with ample parking. It will be adjacent to a gas station and convenience store, just north of a large U-Store It building. A multitude of retailers and restaurants make up the remainder of this north corridor.

COMMUNITY

The Erin Ridge North area is home to successful commercial development, retail, and hospitality businesses, burgeoning to accommodate the area's residential expansion and passerby.

The site will thrive on the surrounding population with high average household incomes and a growing number of daily commuters for work, recreation, and travel. The hotel expects a large amount of weekday corporate, and weekend family travel. In addition, St. Albert is known for its frequent influx of visiting sports organizations and accompanying families. Be part of the growth today.



Restaurant
2,200 square feet,
drive-thru



Parking
Ample parking, shared
surface lot

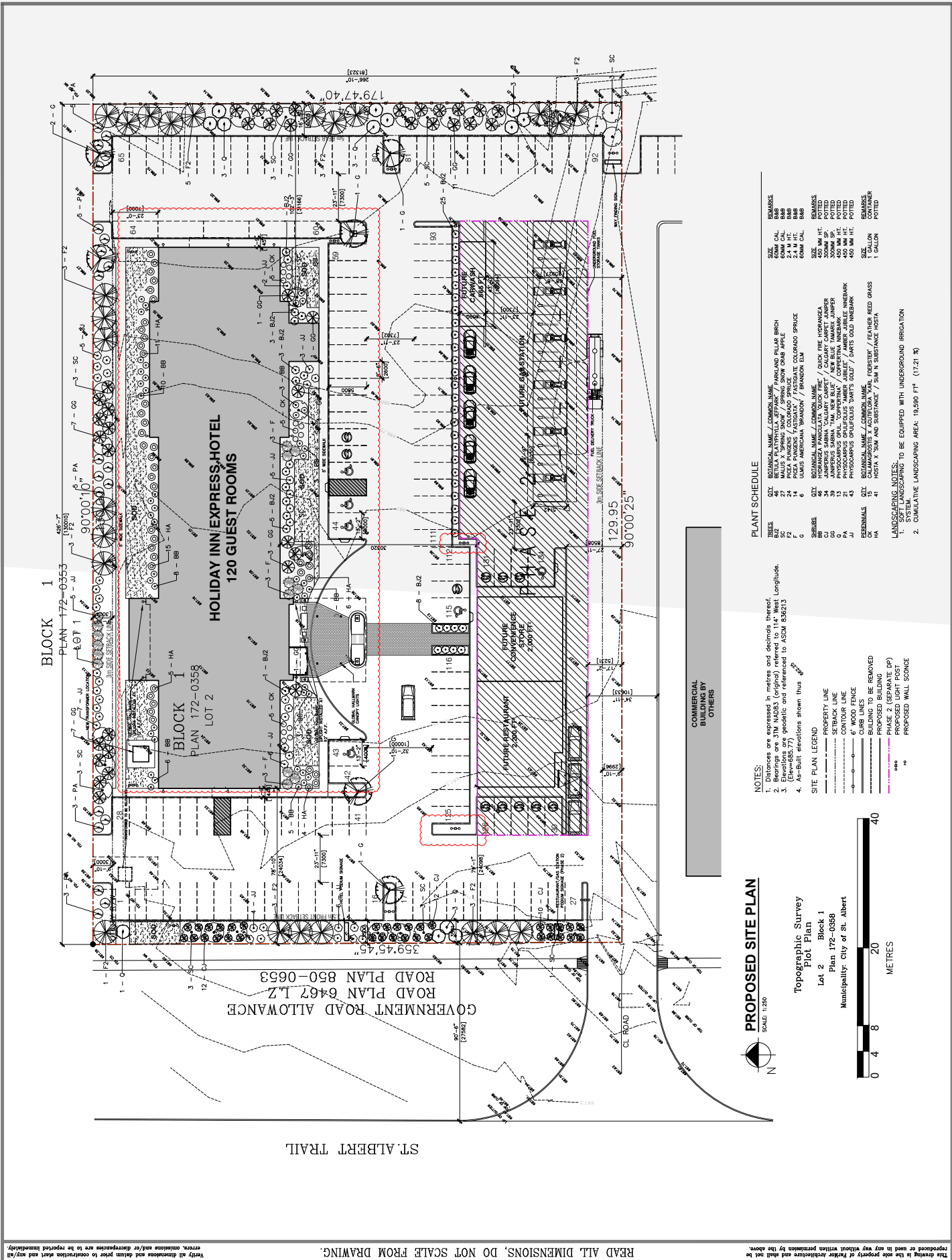


Traffic
23,737 average daily
vehicles on St. Albert Trail



Population
21,432 within 3 km





ST. ALBERT TRAIL

GOVERNMENT ROAD ALLOWANCE
ROAD PLAN 850-0653
ROAD PLAN 850-0653

COMMERCIAL
BUILDING BY
OTHERS

HOLIDAY INN EXPRESS HOTEL
120 GUEST ROOMS

BLOCK 1

PLAN 172-0353

BLOCK 172-0358
LOT 2

READ ALL DIMENSIONS, DO NOT SCALE FROM DRAWING.

Verify all dimensions and details prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

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ACCELERATORS.**

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