



4,000 SF
Demisable
Restaurant &
Retail Space
Available

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ARTIST RENDERING

ST. ALBERT PAD SITE

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

Fully demisable commercial building ideal for convenience store plus restaurant and/or retail unit site located in the growing residential and commercial hub of Erin Ridge North. Situated next to the Holiday Inn Express & Suites and convenience store, this space provides a high-traffic and visibility along St. Albert Trail and Highway 2.

Highlights:

- Approximately 4,000 total square footage of building space
- Demisable into 1,818 sq. ft. quick service restaurant with drive-thru option
- QSR/retail space can be further demised into additional 700 sf unit
- Demisable 1,991 sq. ft. unit for adjacent convenience store
- Located off the most prominent commercial corridor in St. Albert
- Excellent exposure to over 23,737 vehicles per day along St. Albert Trail
- Space is demisable for additional shared space for ~700 sf CRU
- Neighbour to a breakfast-only hotel
- 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

QSR 1,818 sf (~700 sf demisable)

Convenience Store 1,991 sf

OCCUPANCY

2024

NET BASE RENT

Negotiable

OPERATING COSTS

TBD

SURFACE PARKING

Available

JAFFER

PAD SITE

Located along the city's main arterial, St. Albert Trail (Highway 2), this site is next door to Holiday Inn Express & Suites St. Albert, part of the Intercontinental Hotels Group global banner.

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
1,818 square feet, drive-thru



Parking
Ample parking, shared surface lot



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

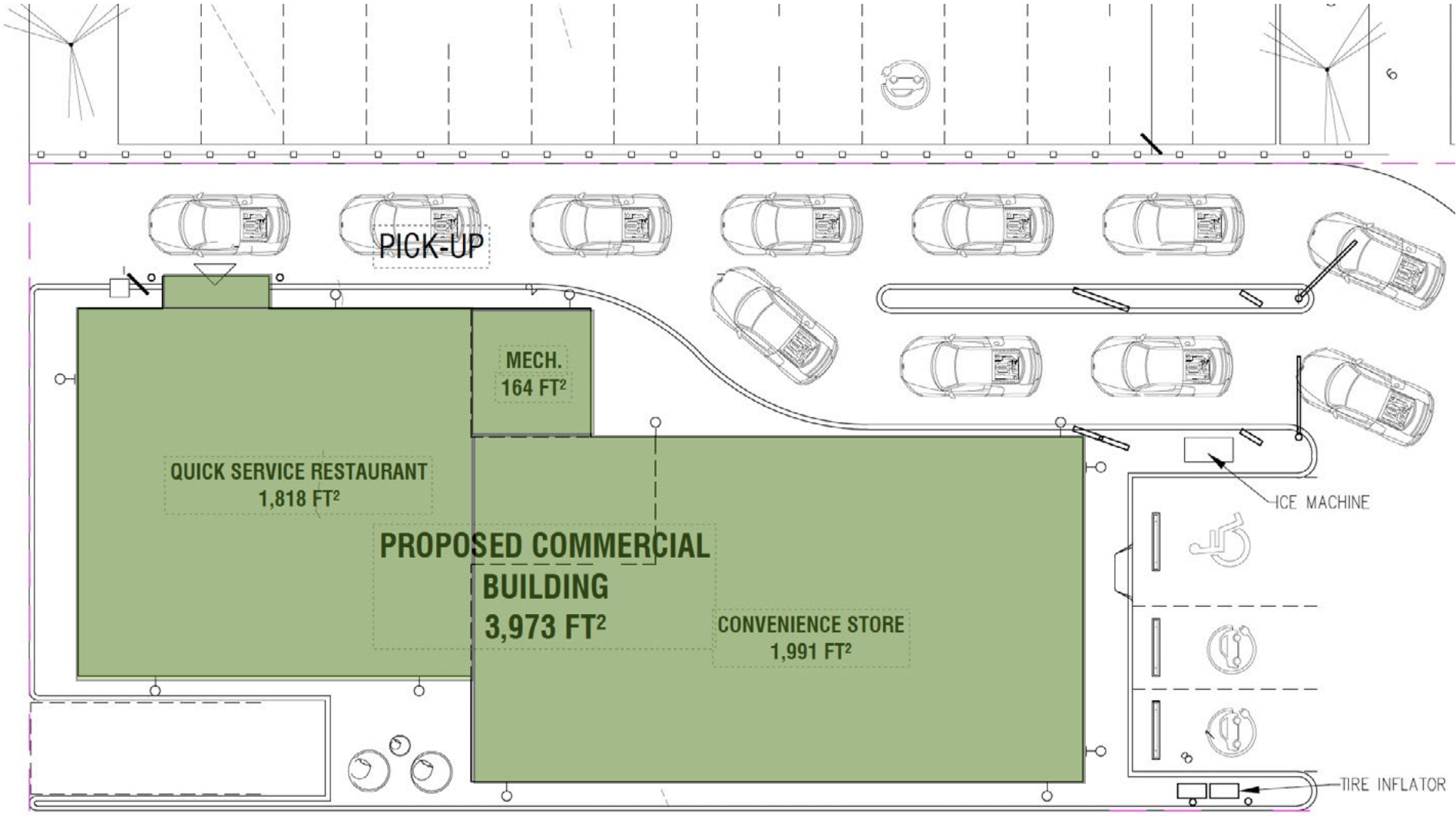


Population
21,432 within 3 km



Holiday Inn Express & Suites
St. Albert

St. Albert Trail



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ACCELERATORS.**

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