

# 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.



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



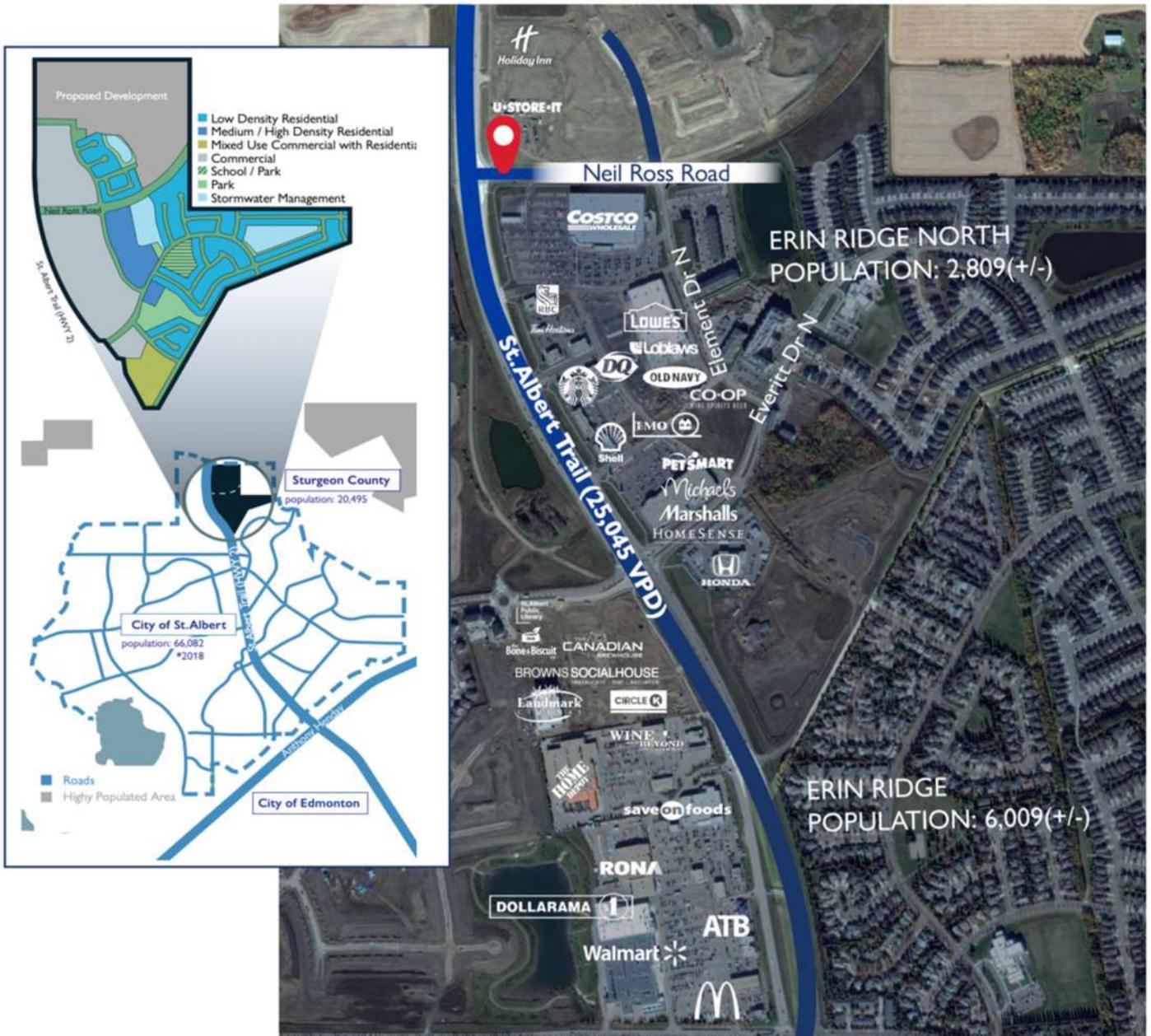
**AHI**  
**\$202,067**

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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