

# FOR LEASE

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 **LANDREX**



# ERIN RIDGE POINTE

 **75 Neil Ross Road St. Albert, AB**

## Available Immediately

Join tenants such as Insight Medical Imaging, Erin Ridge Medical Clinic, Erin Ridge Pharmacy and Kids Pointe Daycare & OSC at Erin Ridge Pointe. Erin Ridge Pointe is a 2 building development ideally located across from Costco just off of busy St. Albert Trail.

## WITHIN 3KM

**9,735**

Number Of Households

**20,407**

Population

**\$169,083**

Average Household Income



# Highlights

- **Last unit remaining!**
- High travel area located next to Costco.
- Growing neighborhood of Erin Ridge North expected to see 110 new dwellings in the next year.
- 22,750 square feet of total leasable area, with ample surface parking available on site (Required: 68, Provided: 97)
- Located in close proximity to Lowes, Homesense, Michael's, Walmart and other national tenants.



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# Available Space

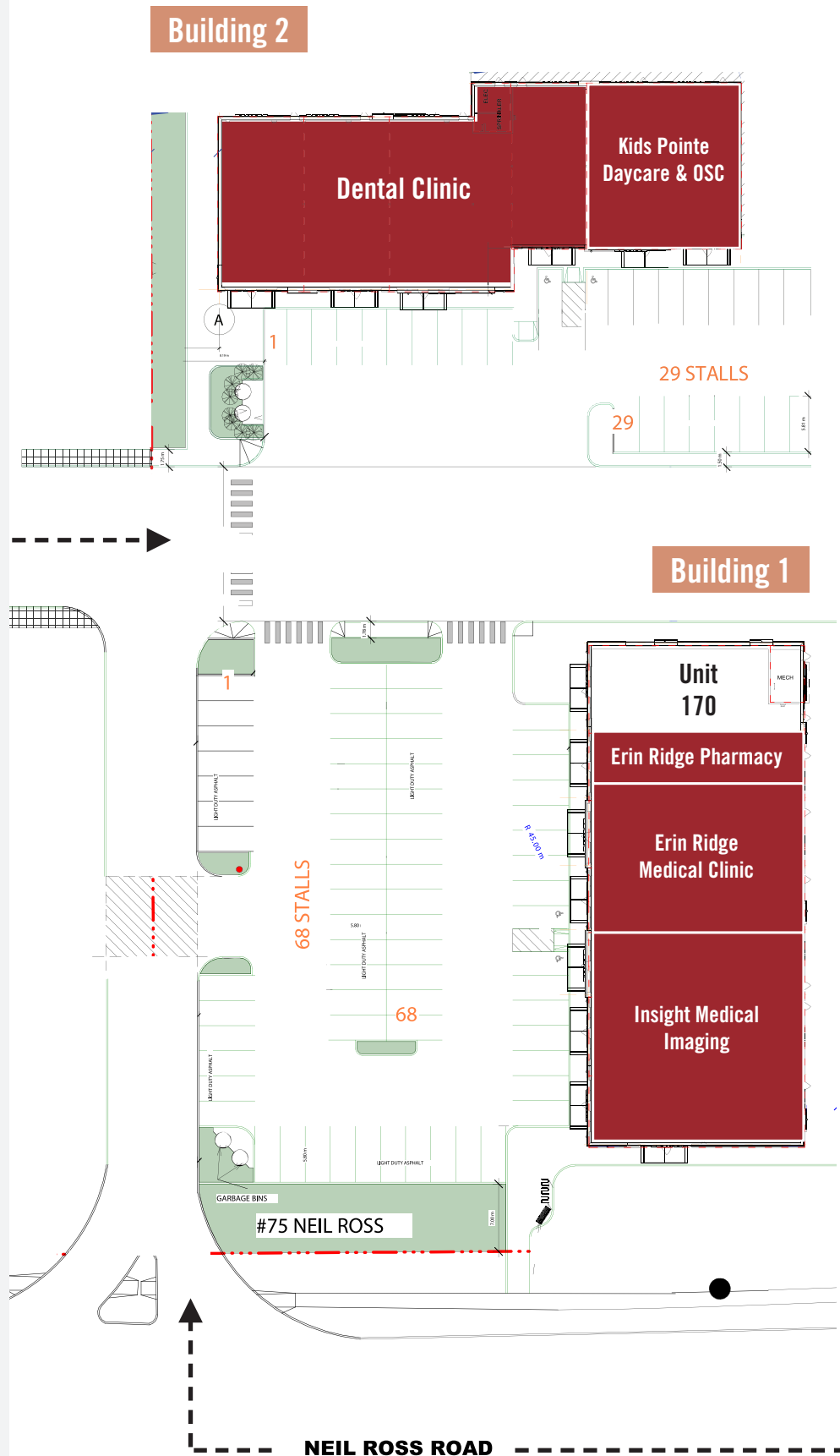
BASE RENT: MARKET  
OP. COST: \$12.50

## Building 1

Unit 170 - 2,510 sf

Lease the last unit remaining

in this landmark medical development!



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# THE NEXT STEP

For further information on Erin Ridge Pointe, please reach out to the Landrex team. Contact details below:

## Contact Details

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