

FLEXIBLE SIZES IN EXCITING NEW RETAIL DEVELOPMENT

85 Neil Ross Road St. Albert, AB



PROPERTY *Information*

Subdivision:	Erin Ridge North, St. Albert
Lease Rates:	Market
Completion Date:	2027 (est.)
Sizes from:	1,500, 3,000 and 6,000 sq. ft.
Features:	High-efficiency HVAC systems Attractive tenant improvement allowances Ample shared parking

Strategically located in the thriving Erin Ridge North area, this site benefits from exceptional exposure and accessibility, surrounded by strong residential growth, established retail anchors. The property sits just minutes from major arterial routes including St. Albert Trail (Highway 2), driving consistent daily traffic and visibility. Neil Ross Road itself is planned as a key east-west connector, further enhancing accessibility and future traffic flow as development continues in the area.

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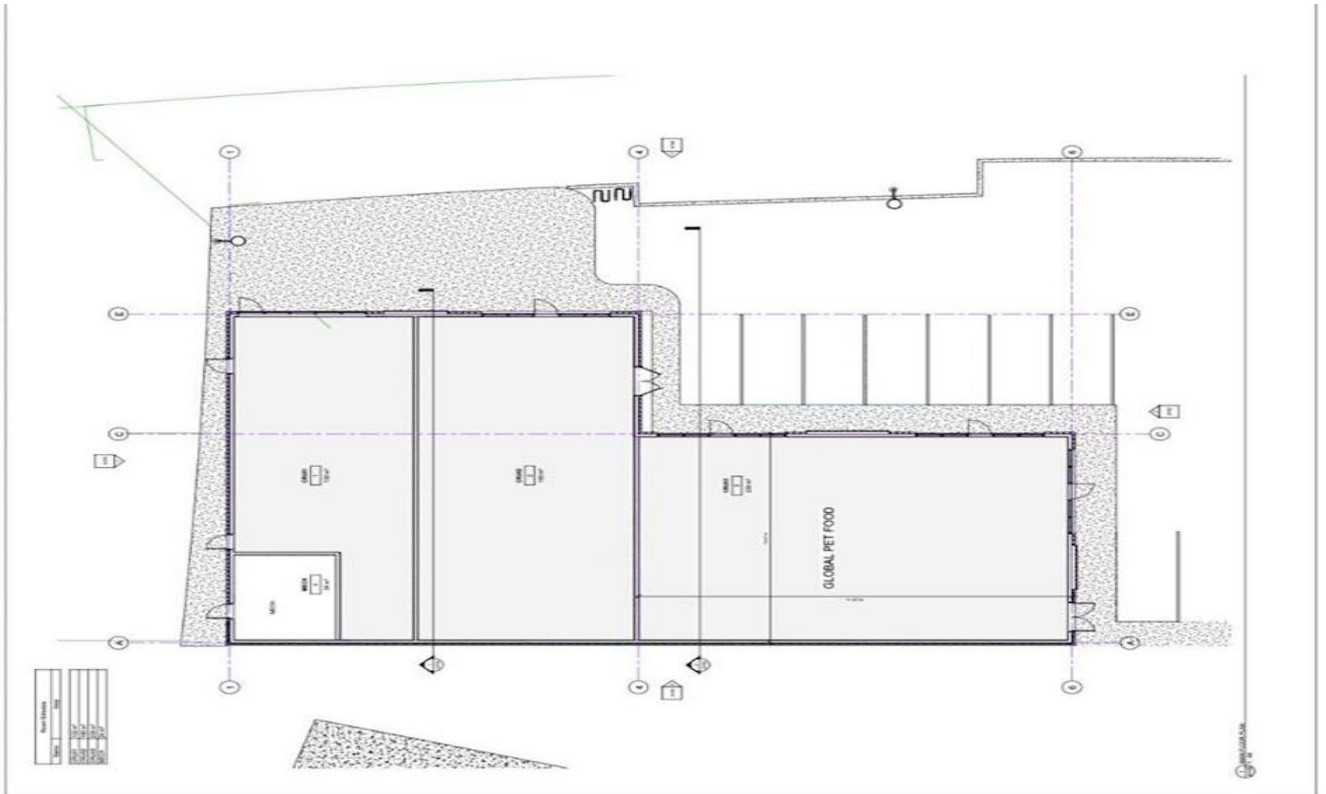
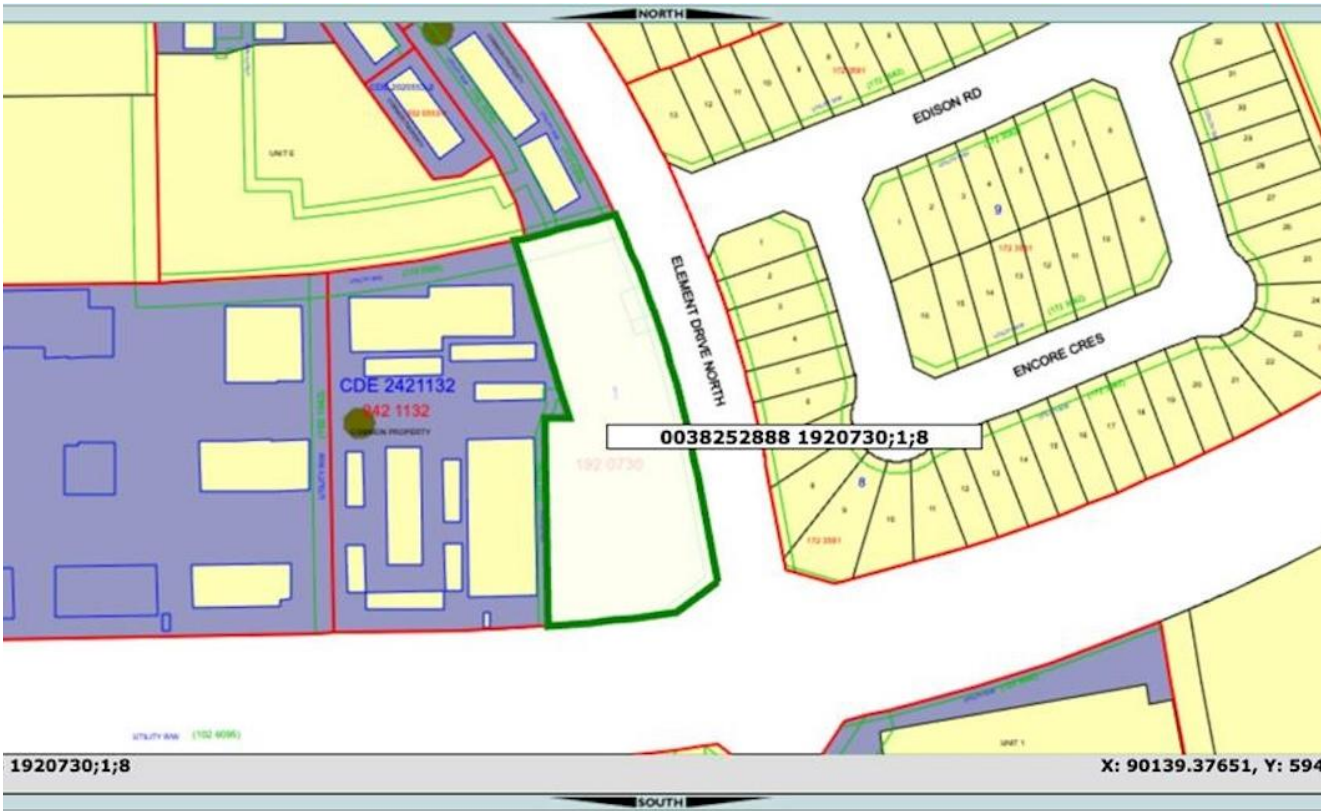
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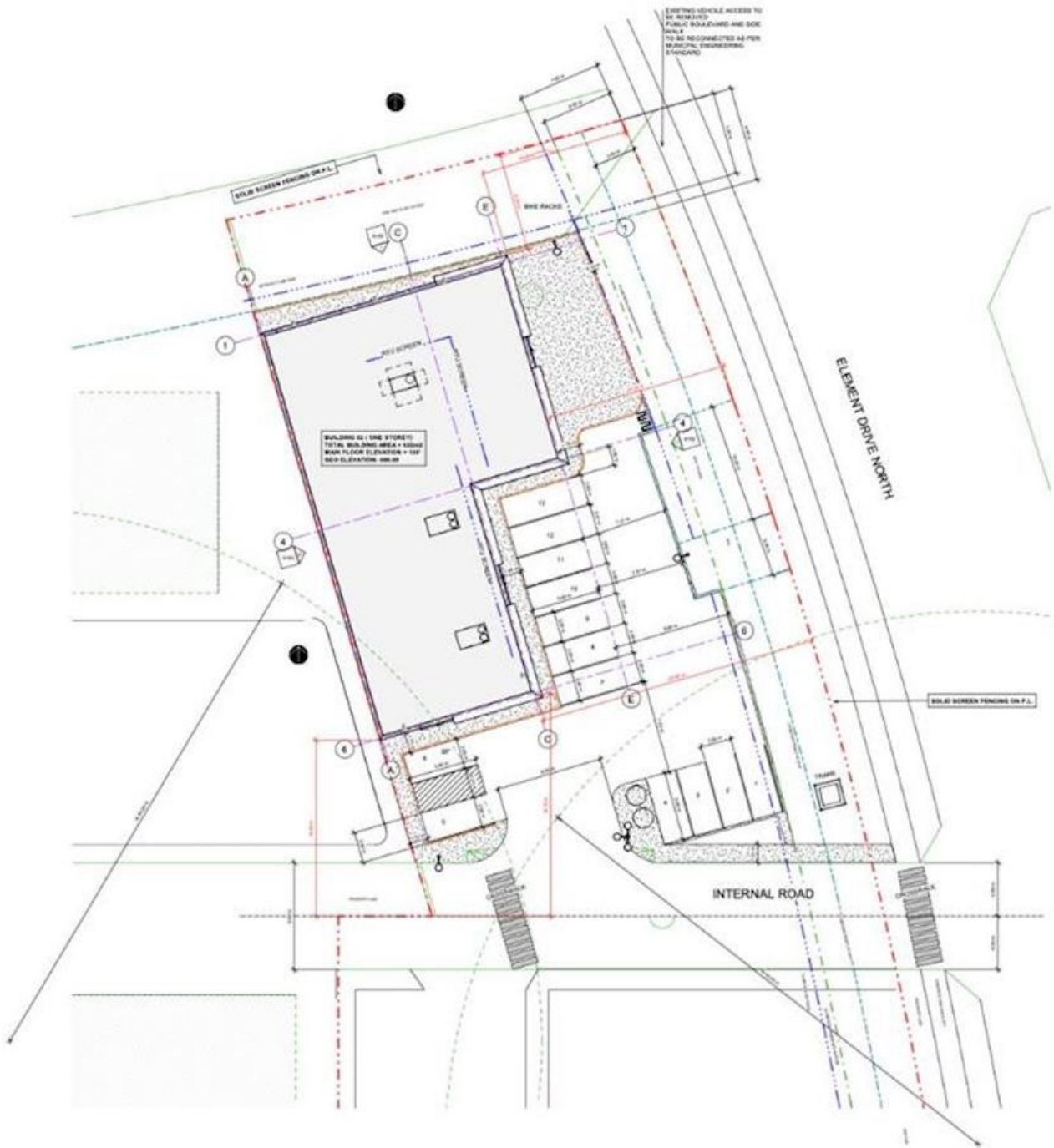
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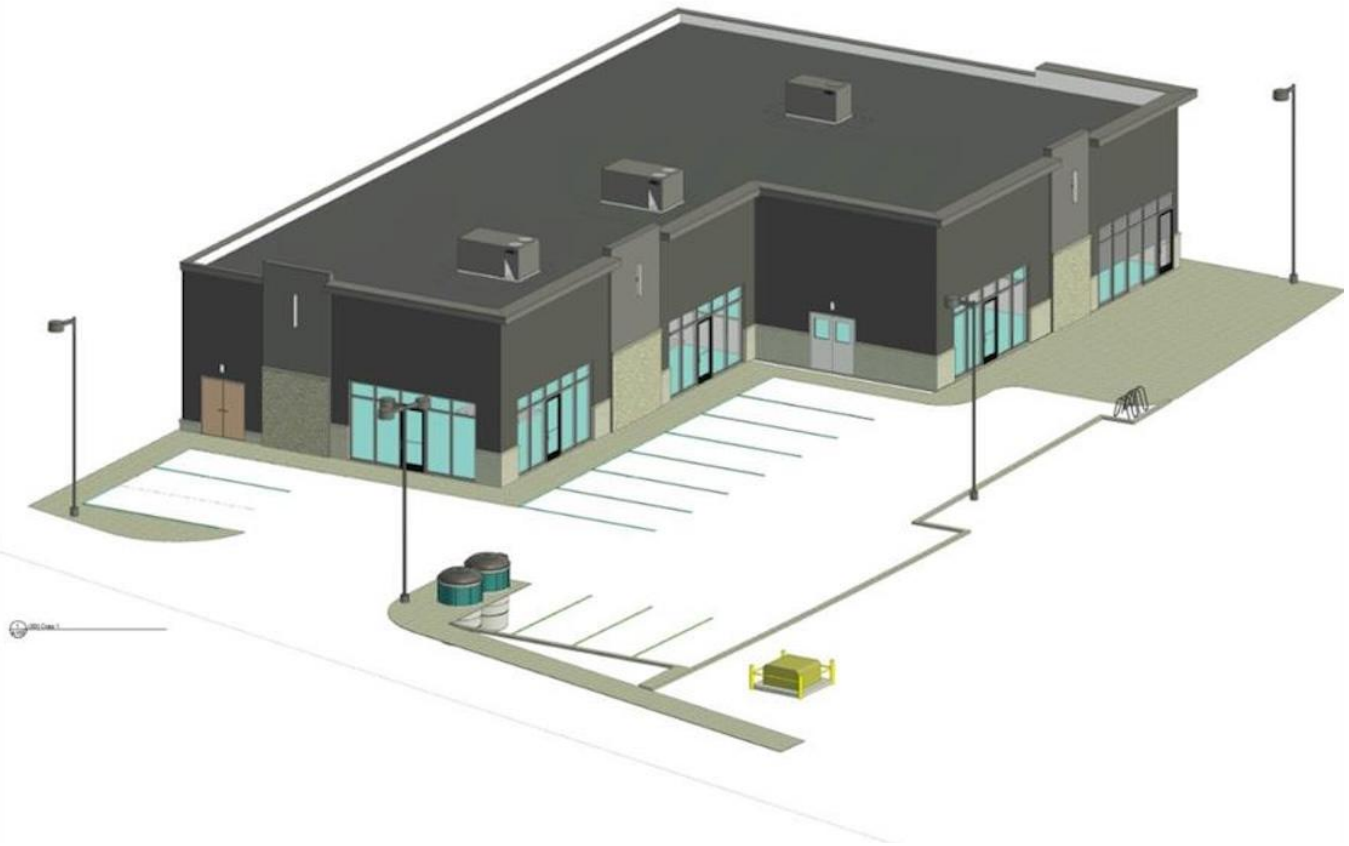
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COMMERCIAL









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