

**BUILDING 2
SOLD OUT**

**NOW SELLING
BUILDING 6**

Riverbank Landing Professional Building

COMMERCIAL CONDOS - UP TO 22,000 SQ.FT. AVAILABLE

1290 BELLEROSE DRIVE, ST. ALBERT, AB

RENDERING

FOR SALE OR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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 **RIVERBANK LANDING**
LIFE IN BALANCE
www.riverbanklanding.ca

 **BOUDREAU**
Communities Ltd.

NAI Commercial



RENDERING



RENDERING



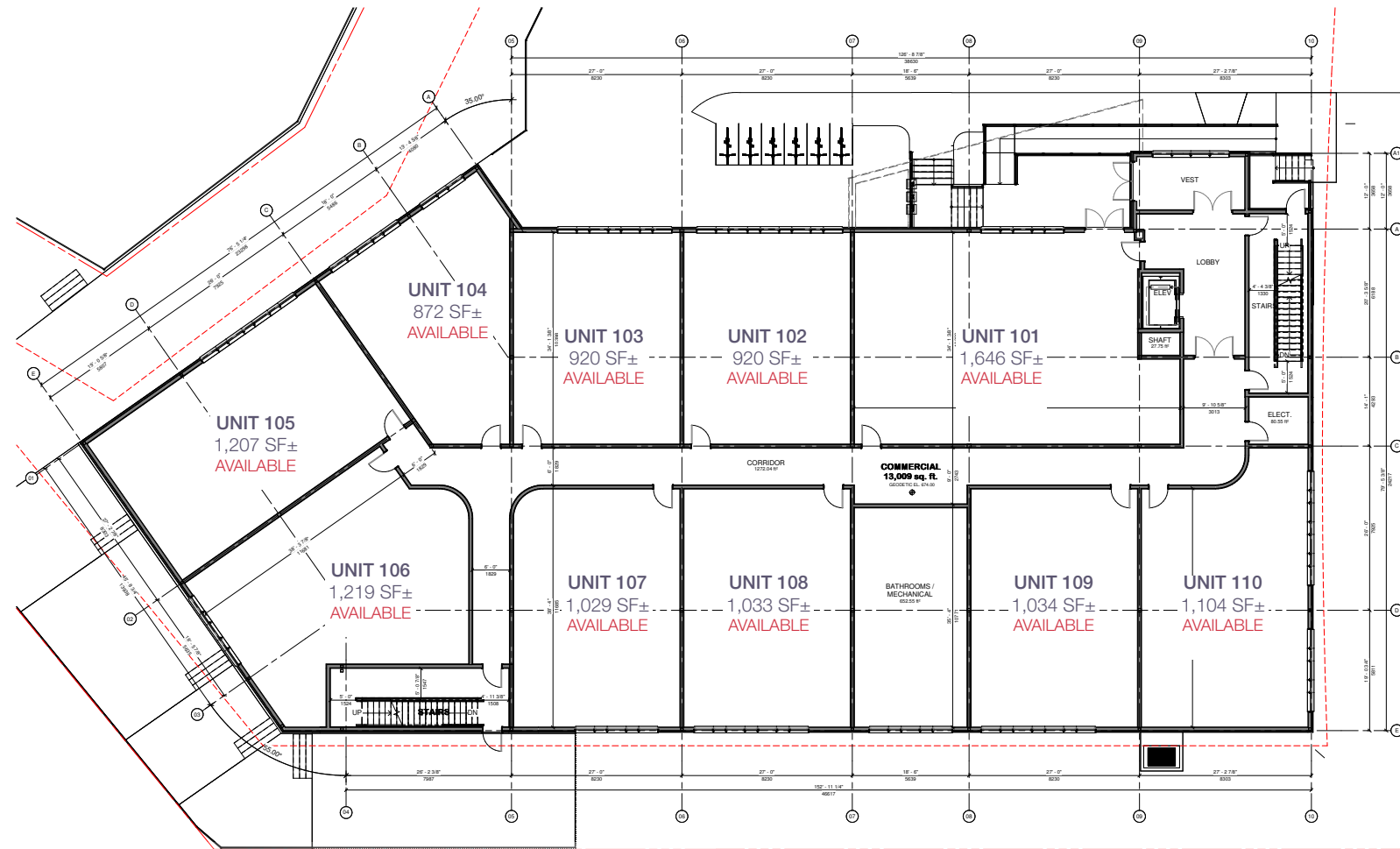
RENDERING

THE PROPERTY

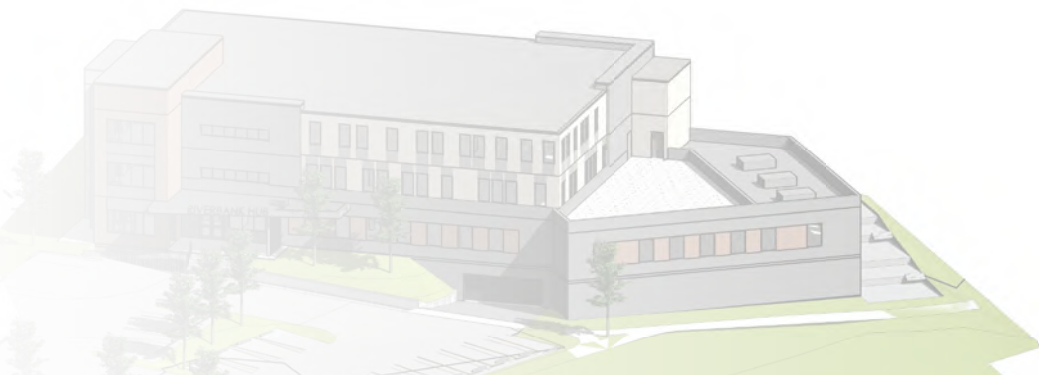
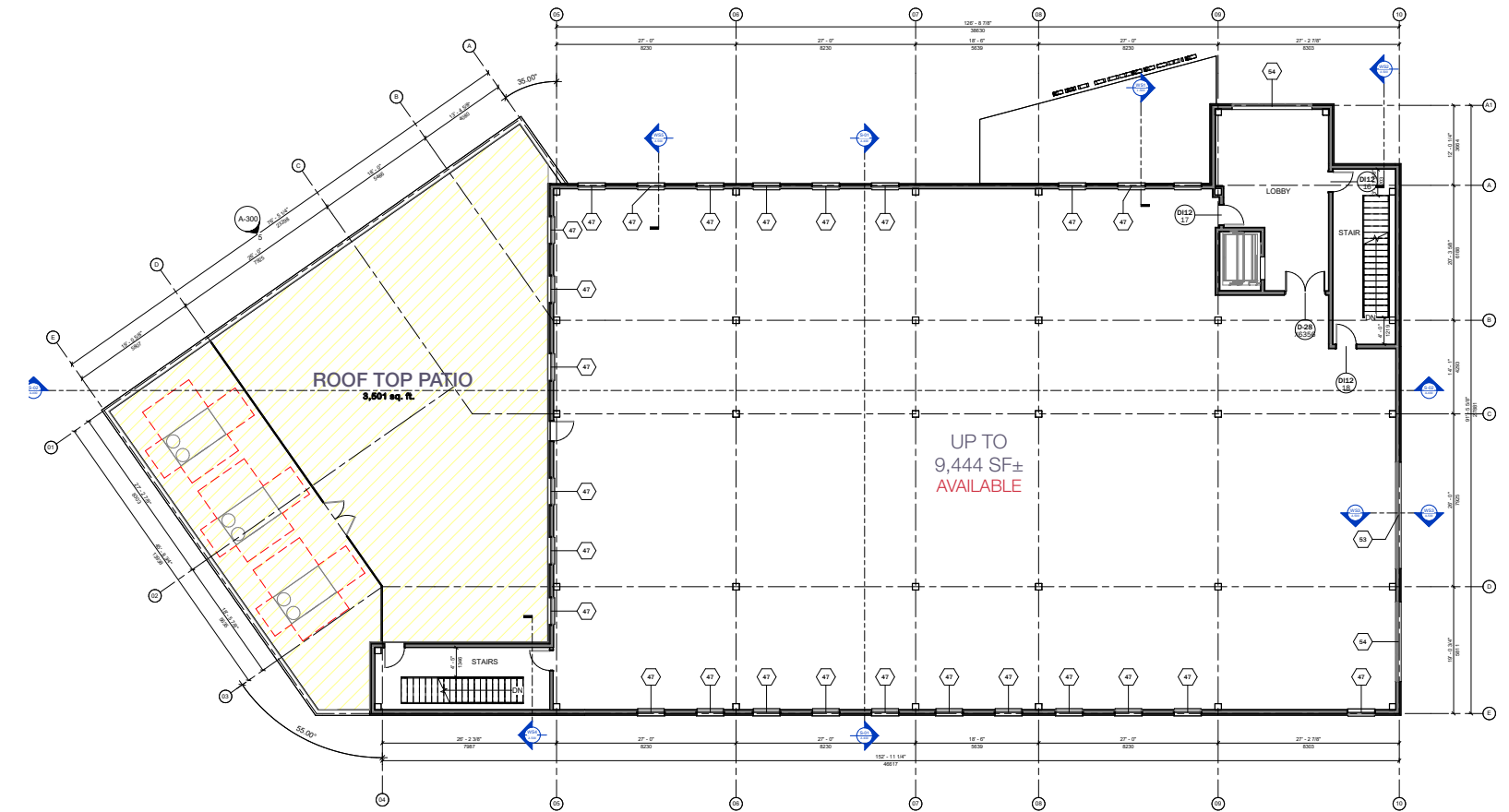
- A unique chance to secure space in Riverbank Landing, St. Albert's most sought-after mixed-use destination on the Sturgeon River. Commercial units in Phase 1 sold out in advance of completion!
- Centrally located in St Albert, an affluent bedroom community to Edmonton with a population of over 70,000
- Direct access and exposure to Bellerose Drive
- Ability to cater directly to a vibrant community of an anticipated 1,400 on-site residents
- Ideal opportunity for a wide range of retail or professional/medical uses, including daycare operators
- **Main Floor:** 872 sq. ft. up to 13,152 sq. ft. available, with numerous demising and size options, as well as outdoor space ideal for a daycare or similar use
Second Floor: Up to 9,444 sq. ft. available with access to rooftop terrace
- Pricing: \$550 per sq. ft. for the main floor, \$470 per sq. ft. for the second floor
- Expected Completion: Q3 2026

FLEXIBILITY WITH DEMISING OPTIONS

MAIN FLOOR - 872 sq. ft. up to 13,152 sq. ft.



SECOND FLOOR - Up to 9,444 sq. ft.±

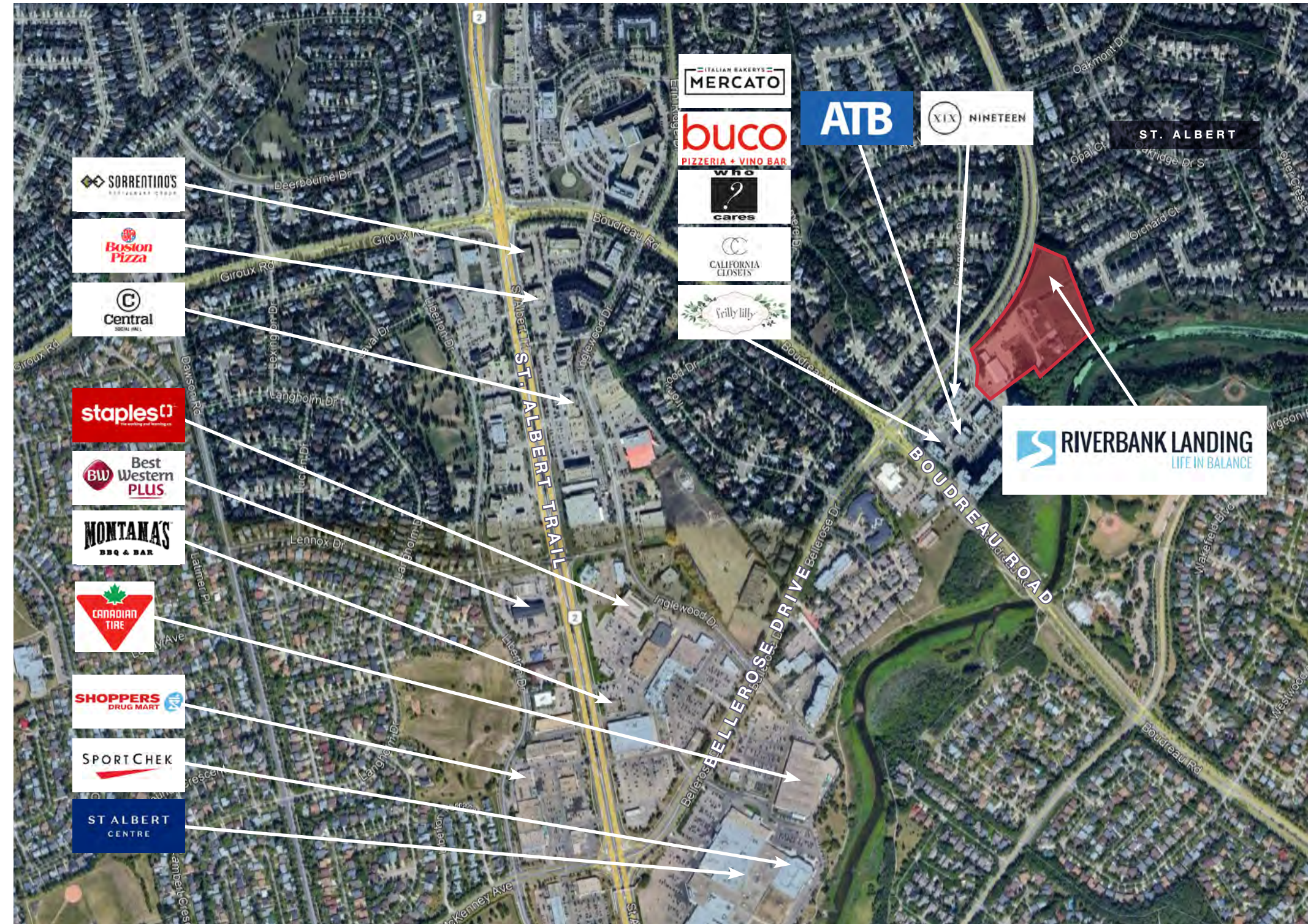
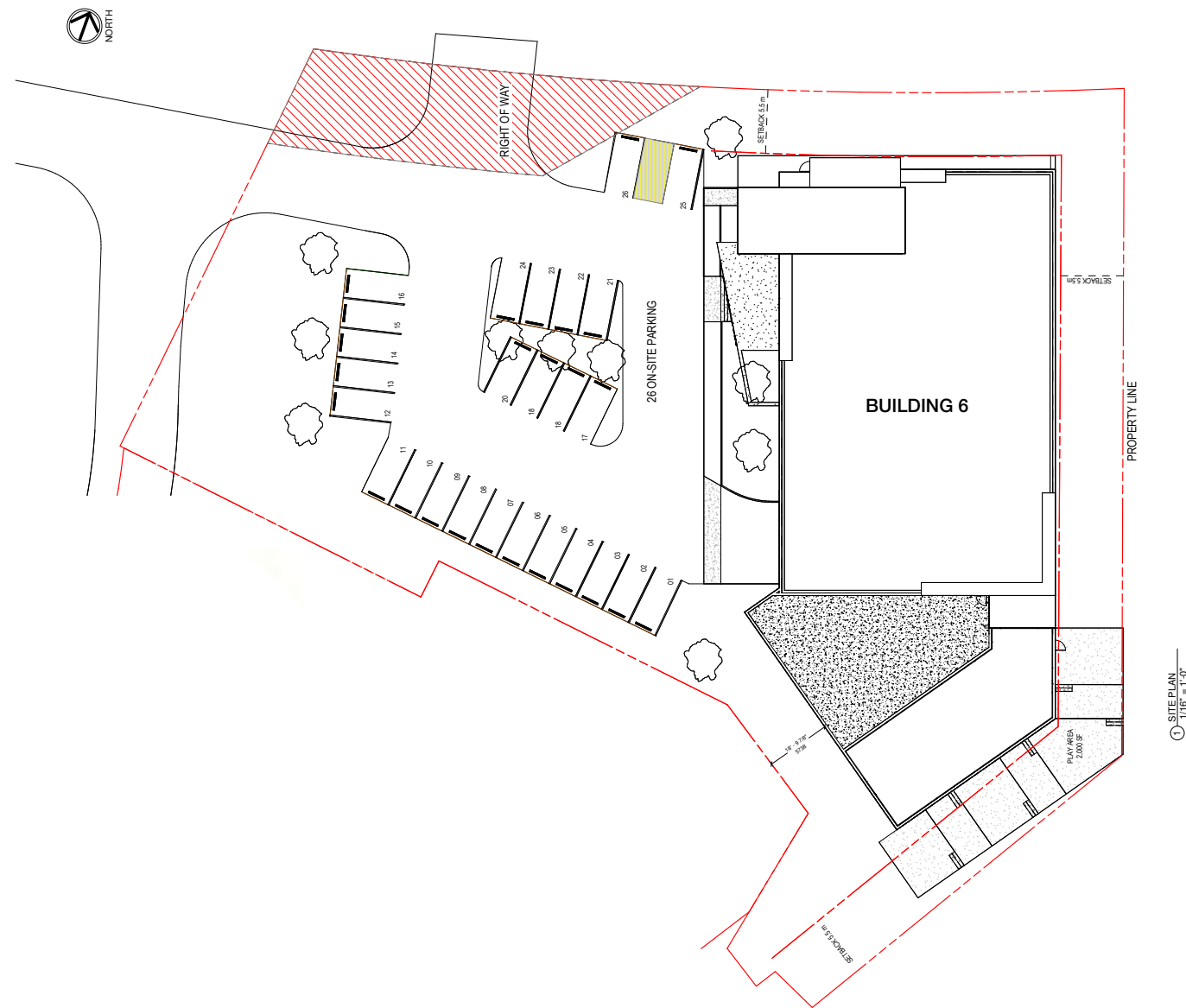


PROPERTY DETAILS

Main Floor	Up to 13,152 sq. ft. with demising options starting as small as 872 sq. ft. Unit 101 – 1,646 sq. ft.± Unit 102 – 920 sq. ft.± Unit 103 – 920 sq. ft.± Unit 104 – 872 sq. ft.± Unit 105 – 1,207 sq. ft.± Unit 106 – 1,219 sq. ft.± Unit 107 – 1,029 sq. ft.± Unit 108 – 1,033 sq. ft.± Unit 109 – 1,034 sq. ft.± Unit 110 – 1,104 sq. ft.±
Second Floor	Up to 9,444 sq. ft.±
Third Floor	SOLD
Anticipated Occupancy	Q3 2026
Sale Price	Main floor: \$550 per sq.ft.± Second floor: \$470 per sq.ft.±
Condo Fees/Taxes	TBD
Net Rental Rate	Market
Additional Rent	TBD
Zoning	DCMU (Direct Control Mixed-Use)
Parking	26 surface parking stalls; 32 underground parking stalls



SITE PLAN



DEMOGRAPHICS

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



77,291
DAYTIME
POPULATION



1.7%
ANNUAL
GROWTH
2023-2028



28,489
HOUSEHOLDS

\$149,178
AVERAGE
HOUSEHOLD
INCOME



22,717
EMPLOYEES

1,820
BUSINESSES



\$2.7 B
TOTAL
CONSUMER
SPENDING

Riverbank Landing Professional Building

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