

FOR LEASE

CITADEL MEWS WEST

15 Erin Ridge Drive, St. Albert, AB



HIGHLIGHTS

- Newly re-built apartment style condo complex with 5,641 sq ft ± of commercial retail space
- Amenities in the re-build will include a day care among other retailers and service providers
- The “Urban Village” community development designed to meet the ever changing demographic needs of St. Albert
- Directly adjacent to Citadel Village, whose tenants include HSBC, Shoppers Drug Mart, Scotia bank, AMA and East Side Mario’s
- Perfect for businesses that cater to or who may benefit by hospital traffic

DAVE QUEST

Associate

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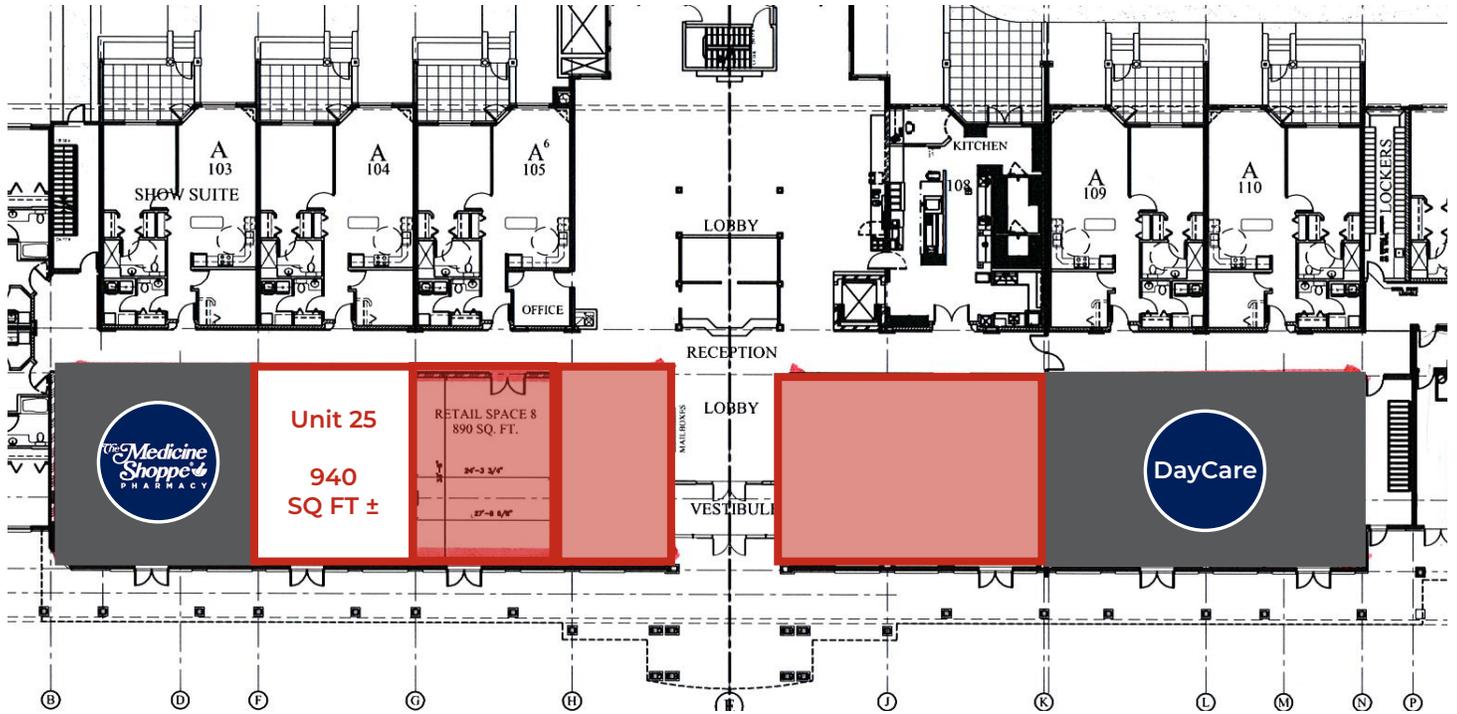


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Site Plan | 15 Erin Ridge Drive, St. Albert, AB



St. Albert Demographics



Population

74,470



Average Household Income

\$162,231



Number of Households

28,243



Average Age

42



Labour Force

41,100



Economic Growth

14.8%

Property Details & Financials

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | 15 Erin Ridge Drive, St. Albert, AB |
| BUILDING NAME | Citadel Mews West |
| LEGAL DESCRIPTION | Plan: 0623755; Unit: 25 |
| ZONING | ICC (Integrated Care Community) |
| SPACE AVAILABLE | 940 sq ft ± |
| BUILDING SIZE | 112 suite apartment complex 5,641 sq ft ± of commercial space |
| ON SITE PARKING | 23 ground level stalls including 2 accessible stalls - shared use (resident visitors and retail customers) Additional underground stalls can be made available |
| LEASE RATE | \$30.00/sq ft |
| OP COSTS | \$12.00/sq ft (est) |
| POSSESSION | FALL 2025 |



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Photos | 15 Erin Ridge Drive, St. Albert, AB

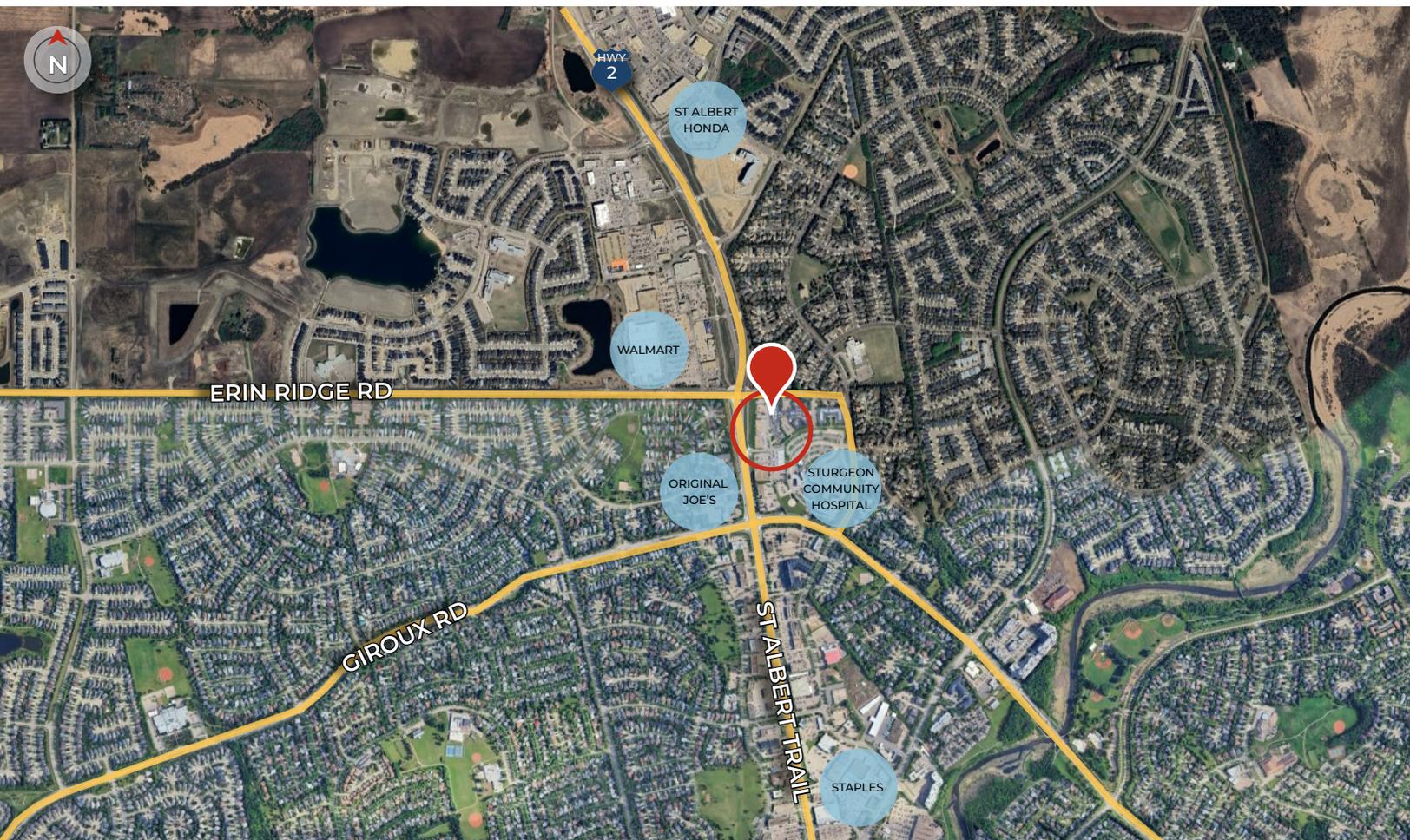


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