

RENDERING



Riverbank Landing

RETAIL / COMMERCIAL UNITS

260 RIVERBANK LANDING, ST. ALBERT, AB

FOR SALE



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



780 436 7410



NAIEDMONTON.COM

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RENDERING

THE PROPERTY

- Centrally located in St Albert, an affluent bedroom community to Edmonton with a population of over 70,000
- Unique opportunity to join Riverbank Landing, St. Albert's most exciting mixed-use development on the banks of the Sturgeon River
- Ability to cater directly to a vibrant community of an anticipated 1,400 on-site residents
- Main floor commercial units available for sale in Building 2, a 14-storey residential condominium building
- Multiple size options available from 1,015 sq.ft.± to 3,575 sq.ft.±
- Development will offer high walkability and foot traffic while maintaining convenient access for outside clientele
- Extensive window glazing provides ample natural light and a modern aesthetic
- Oversized sidewalk to accommodate shop spillover and patios
- Attractive investment opportunity to lease to a curated tenant mix



PROPERTY DETAILS

Available Units

CRU 118*:	1,467 sq.ft.±	\$711,500
CRU 119*:	1,056 sq.ft.±	\$511,900
CRU 120*:	1,052 sq.ft.±	\$511,900
CRU 121:	1,054 sq.ft.±	\$511,900 SOLD
CRU 122a:	1,015 sq.ft.±	\$492,000

**Up to 3,575 sq.ft.± of contiguous space*

Anticipated Occupancy

Q3 2025

Sale Price

~\$485/sq.ft.

Zoning

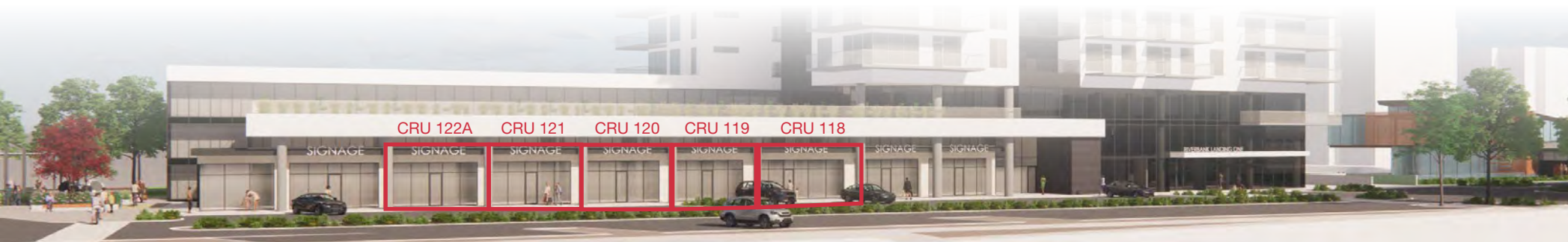
DCMU (Direct Control Mixed-Use)

Parking

Secure heated underground parking stalls for purchase and surface customer parking

Ceiling Height

20'; Mezzanines are permitted





SITE PLAN





IDEAL USERS



COFFEE



WINE/TAPAS BAR



HIGH-END RESTAURANT



HAIR SALON/BARBER SHOP



BOUTIQUE RETAIL



INVESTOR



BOUTIQUE LIQUOR



FITNESS



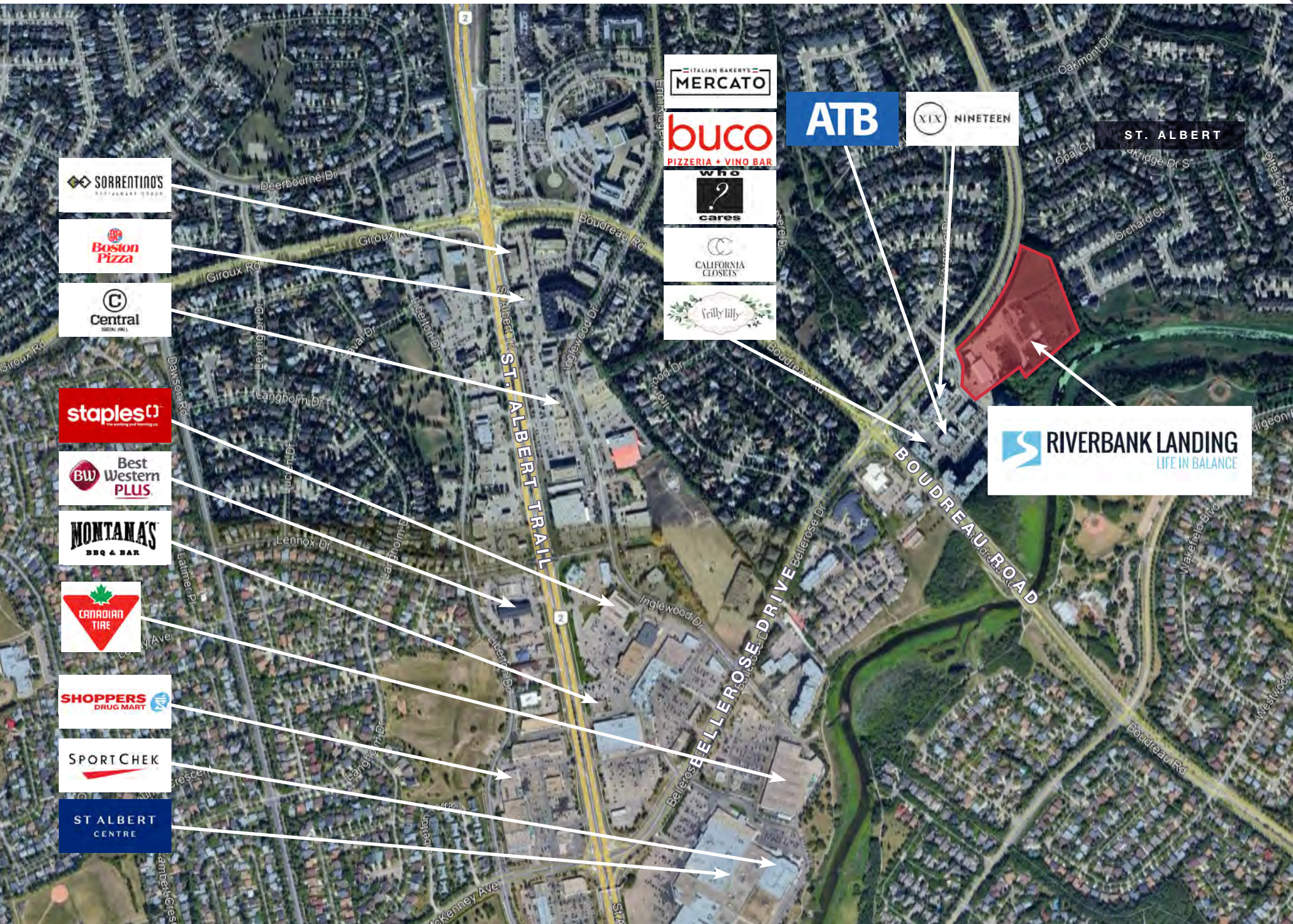
DENTAL/MEDICAL



OTHER PROFESSIONAL SERVICES



SPA/MEDI-SPA



DEMOGRAPHICS

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



77,767
DAYTIME
POPULATION



1.5%
ANNUAL
GROWTH
2023-2033



28,662
HOUSEHOLDS

\$149,268
AVERAGE
HOUSEHOLD
INCOME



22,750
EMPLOYEES

1,822
BUSINESSES



\$2.7 B
TOTAL
CONSUMER
SPENDING

Riverbank Landing

NAI Commercial

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