

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

MICHAEL PARSONS
Senior Associate
780 435 5507
mparsons@naiedmonton.com

DANIEL YARMON
Vice President, Retail Division
587 635 5609
dyarmon@naiedmonton.com





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

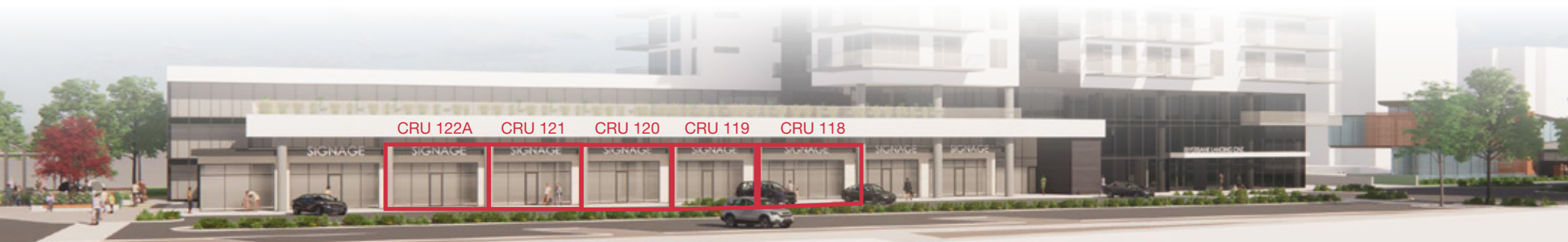
DCMU (Direct Control Mixed-Use)

Parking

Secure heated underground parking stalls for purchase and surface customer parking

Ceiling Height

20'; Mezzanines are permitted





SITE PLAN





RENDERING

IDEAL USERS



COFFEE



WINE/TAPAS BAR



HIGH-END RESTAURANT



HAIR SALON/BARBER SHOP



BOUTIQUE RETAIL



INVESTOR



BOUTIQUE LIQUOR



FITNESS



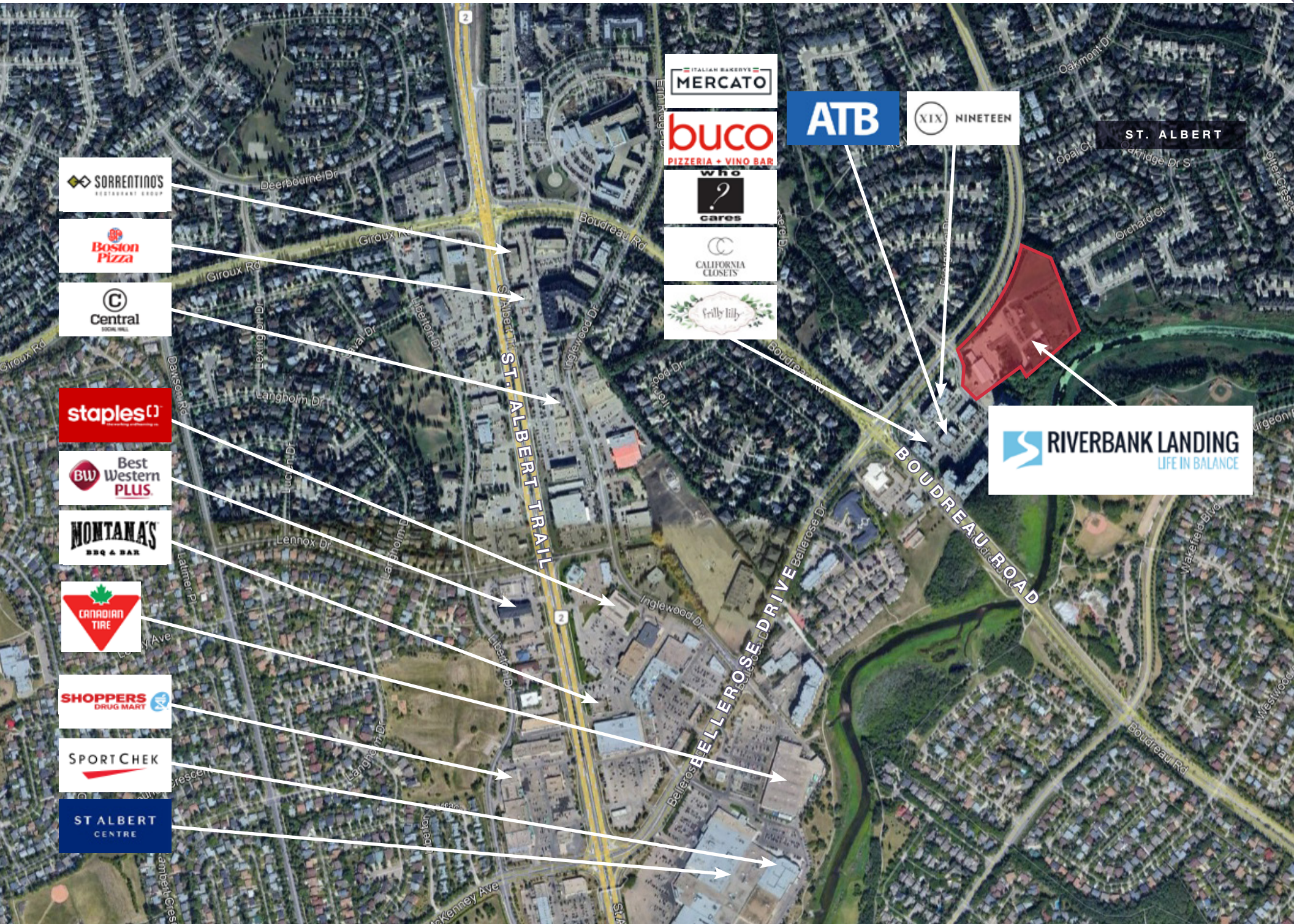
DENTAL/MEDICAL



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

MICHAEL PARSONS
Senior Associate
780 435 5507
mparsons@naiedmonton.com

DANIEL YARMON
Vice President, Retail Division
587 635 5609
dyarmon@naiedmonton.com

📍 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

📞 780 - 436 - 7410

💻 www.naiedmonton.com

