

COMMERCIAL DEVELOPMENT LAND *FOR SALE*

RIVERBANK LANDING



230 BELLEROSE DRIVE | ST. ALBERT, AB

A mixed-use development situated on the banks of the Sturgeon River Valley on Bellerose Drive in St. Albert



MIXED-USE ZONING // BUILDING PERMIT READY // AVAILABLE IMMEDIATELY

- ± 1 acre land parcels for sale within a 20 acre master planned, walkable and exclusive community.
- Flexible mixed-use zoning in place allowing a purchaser/developer to utilize their land to suit their own unique vision.
- Serviced and shovel/building permit ready land with all off-site levies pre-paid.
- Riverbank Landing will feature ± 400 residential units, offering a variety of housing options for ownership or rental, designed for seniors, young people, and families. As an urban node, it will blend retail, residential, office, and civic spaces in a compact, pedestrian-friendly layout. Notably, St. Albert has the highest average household income within all of Alberta.
- Located adjacent to the Shops at Boudreau in St. Albert, the development is accessible from all directions and major roadways with a variety of walkable amenities, restaurants, professional uses, local transit and direct access to St. Albert's urban trail system.

BRANDON HUGHES, Associate Broker
Investment Sales & Leasing
780 966 0699 brandon@hcrgroup.ca

JEWELL HANSEN, Vice President
Healthcare, Office/Retail Sales & Leasing
780 919 7672 jewell@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP



PROPERTY SUMMARY

Address	230 Bellerose Drive St. Albert, Alberta T8N 7P7
Zoning	DCMU - Direct Control Mixed Use
Max Height	15 - 20 meters
Services	Full municipal servicing to lot lines
Sites Available	2
Site Sizes	0.83 AC // 1.13 AC
Combined Size	1.96 acres (sites can be purchased together)
List Price	\$2,375,000 per acre \$55 PSF

POTENTIAL DEVELOPMENTS

- 1-Storey Restaurant
- 3-Storey Medical/Professional Building with Restaurant Main Floor and Underground Parking
- Office Building with Underground Parking
- 3 to 5 Storey Commercial and Residential Mixed-Use Building with Underground Parking
- Office Building with Main Floor CRU's and Micro-Residential Loft Units Above
- Opportunity for Freestanding Drive-Thru QSR or Coffee Shop
- Opportunity for Freestanding Drive-Thru Financial Institution

LOT 1

Size 0.83 AC / 36,068 SF
Max Height 20 meters / 66 feet
Zoning DCMU - Direct Control Mixed Use
Off-Site Levies Pre-paid

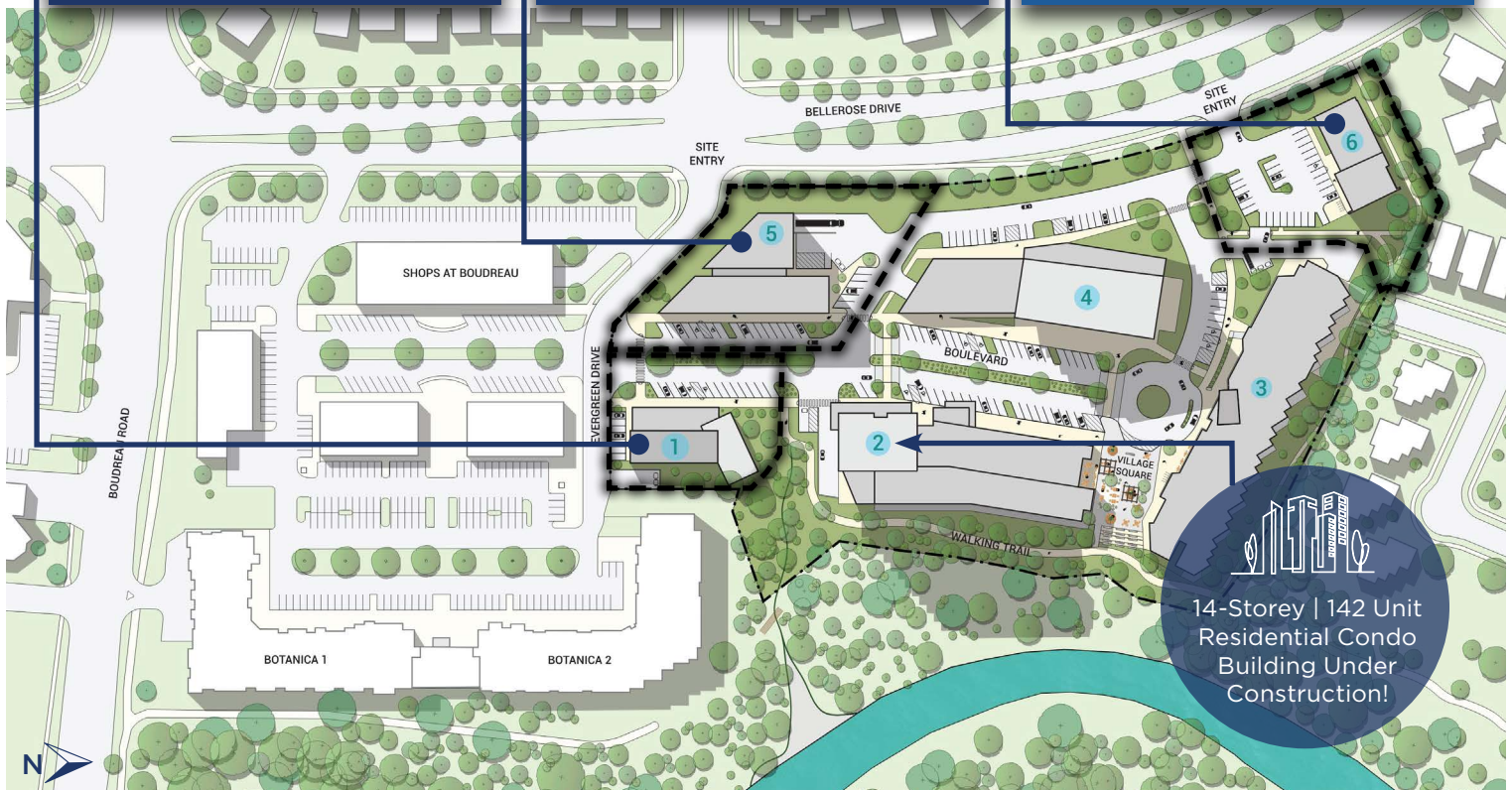
LOT 5

Size 1.13 AC / 49,310 SF
Max Height 20 meters / 66 feet
Zoning DCMU - Direct Control Mixed Use
Off-Site Levies Pre-paid

LOT 6

Size 1.19 AC / 51,793 SF
Max Height 15 meters / 50 feet
Zoning DCMU - Direct Control Mixed Use
Off-Site Levies Pre-paid

SOLD



ZONING OVERVIEW

Direct Control Mixed Use (DCMU) District's purpose is to provide an area for a mixture of commercial, institutional and medium to high density residential land uses. Such areas should be relatively compact, attractive, pedestrian-friendly and reasonably compatible with surrounding areas.



DESIGN OVERVIEW

Riverbank Landing has intentionally integrated plazas, services, sidewalks and homes into a compact area attracting millennial and baby boomer buyers in search of a vibrant neighborhood: the combination of retail mix, site location, views, density and building styles have been carefully crafted as a whole.

Commercial and professional space will be provided at grade, contributing to street life and animation, with residential spaces above. The site has a combination of at grade and underground, heated parking for visitors and tenants. Traffic flow, both pedestrian and vehicular, as well as site aesthetics are enhanced by the featured central traffic circle and outdoor circulation areas.



PERMITTED USES

- Apartment building
- Art gallery
- Business support service
- Cannabis retail store
- Catering service
- Communal amenity area
- Convenience store
- Dwelling units above a ground floor commercial use
- Financial institution
- General retail store
- General service
- Government service
- Grocery store
- Coffee Shop
- Health service
- Indoor recreation service
- Liquor store
- Live/work unit
- Parking structure
- Professional office
- Residential sales centre
- Restaurant up to 100 seats
- Specialty store
- Take-out restaurant
- Shopping centre
- Supportive housing
- Townhousing
- Video outlet

DISCRETIONARY USES

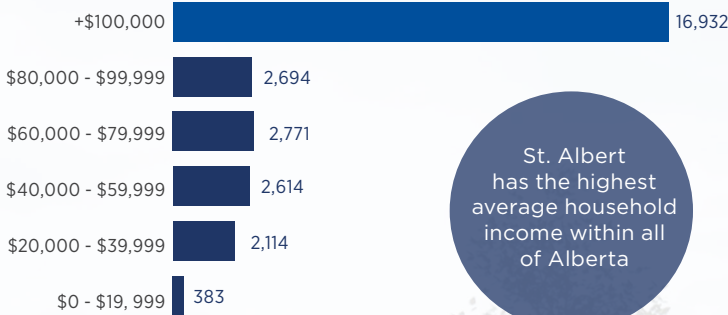
- Amusement arcade
- Artist studio
- Broadcasting studio
- Cinema
- Commercial school
- Community hall
- Drinking establishment
- Family day home
- Home occupation
- Hotel
- Household repair service
- Pool hall
- Religious assembly
- Theatre
- Veterinary clinics

The large urban village square is located on the banks of the river and offers views to the southeast. The square will be finished with patio seating, an outdoor fireplace, and integrated plantings. It will be connected to the rest of the site via an internal pedestrian hard surfaced trail system network. This system is integrated into the developments overall site planning and offers access to both the commercial and professional services as well as river views.

AREA DEMOGRAPHICS

Household Income Distribution 2023

Average income for St. Albert is 18% higher than the rest of the Edmonton region and 13% higher than the rest of Alberta.



St. Albert has the highest average household income within all of Alberta

Household Demographics 2023



28,662

Number of Households



149,268

Average Household Income

Population 2023

St. Albert is a mid-sized city of over 70,000 – Alberta’s sixth-largest community.

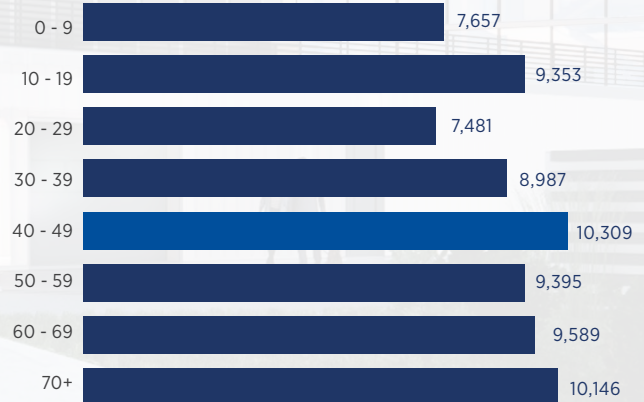


72,917

Total Population

Age Distribution 2023

St. Albert is a young, affluent community with an average age of 37, who’s population continues to grow at a rate of 2.2% every year.



Labour Force Distribution 2023

40,774

Labour Force

39,696

Total Employees



19.5%

7,741

Sales & service



17.51%

6,949

Business, finance, & administration



15.84%

6,287

Education, law, and social, community & government services



14.39%

5,714

Management



11.84%

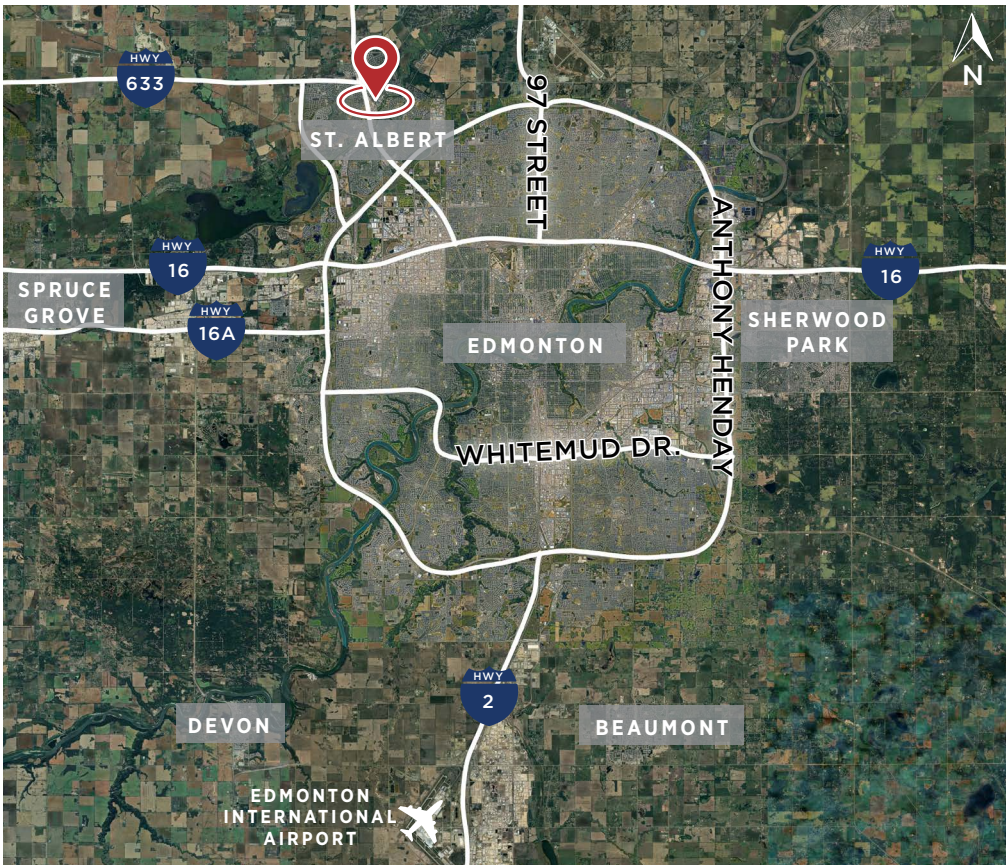
4,699

Trades, transport, equipment operators & related

VEHICLES PER DAY (2019)

Boudreau Road 26,523

Bellerose Drive 14,962



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#302, 10171 Saskatchewan Drive
Edmonton, Alberta T6E 4R5

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