

# FOR LEASE

## CITADEL MEWS WEST

St Albert Trail & Erin Ridge Drive, St Albert, AB



### HIGHLIGHTS

- “Urban Village” community development designed to meet the ever changing demographic needs of St Albert, one of Alberta’s most attractive locations
- Join Citadel Mews West/East, a 200 suite retirement complex with amenities that include a pub, games room, dining room, exercise room, and day care in addition to the 5,641 sq. ft. of vacant commercial retail space
- Directly adjacent to Citadel Village, 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

### CONTACT

**JOEL WOLSKI** Director, Associate  
T 780.423.7599 C 780.904.5630  
joel@royalparkrealty.com

**DAVE QUEST** Associate  
T 780.423.7579 C 780.995.5405  
dave@royalparkrealty.com



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REALTY™

T 780.448.0800 F 780.426.3007  
6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

<b>BUILDING NAME</b>	Citadel Mews West
<b>LEGAL DESCRIPTION</b>	Plan: 072821; Block: 1; Lot: 5
<b>POSSESSION</b>	Immediate
<b>ZONING</b>	ICC (Integrated Care Community)
<b>SPACE AVAILABLE</b>	Unit #5: 1,555 sq ft (+/-) Unit #7: 618 sq ft (+/-) Unit #10: 1,265 sq ft (+/-)
<b>BUILDING SIZE</b>	200 Suite Retirement Complex 5,641 sq ft of vacant commercial space
<b>PARKING</b>	One underground parking stall (Single and/or Tandem) per 1,000 sq ft leased. Additional underground stalls can be made available 23 ground level stalls including 2 handicapped stalls - Shared use (Resident visitors and retail customers)

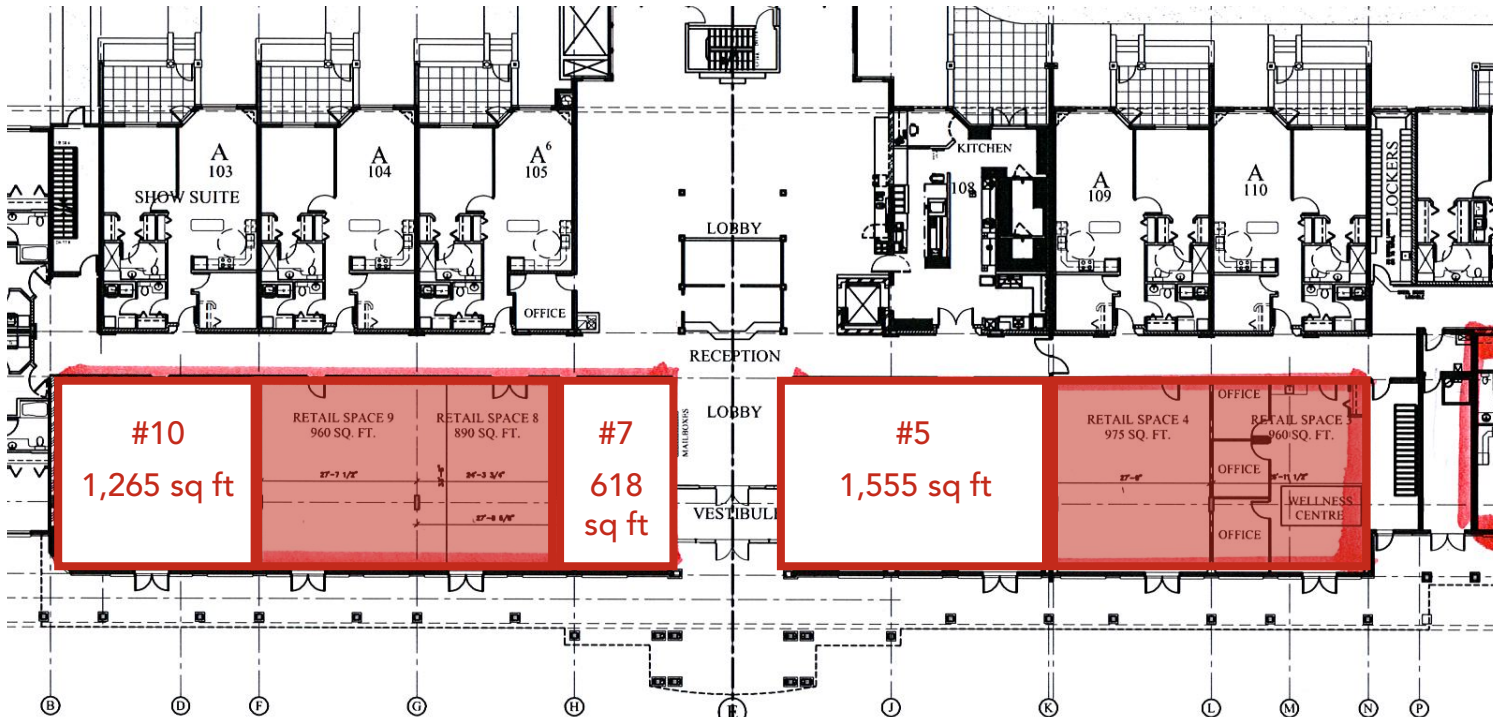
## FINANCIALS

<b>LEASE RATE</b>	\$28.00/sq ft
<b>OPERATIONAL COST</b>	\$10.00/sq ft/yr (based on 2016)
<b>UTILITIES</b>	Paid by tenant
<b>TERM</b>	Negotiable
<b>OCCUPANCY</b>	Immediate

## ADDITIONAL INFO

- 63,200 people live in St. Albert, of which 29,700 (47%) live north of the river and have an average household income of \$107,164 per annum (City of St. Albert Census)
- Close to Sturgeon Community Hospital

## SITE PLAN

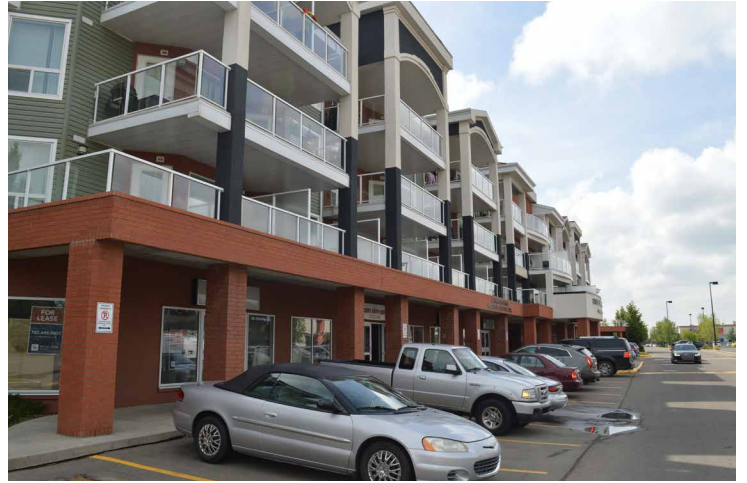


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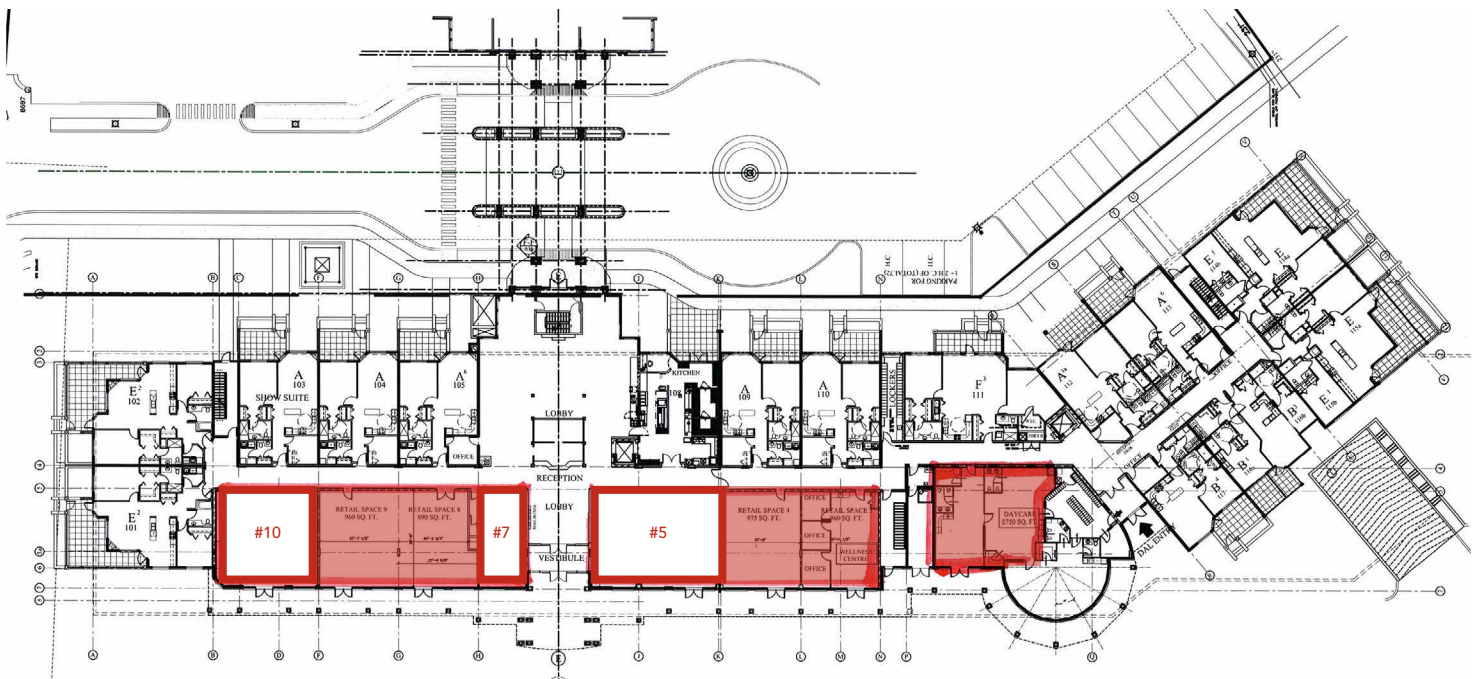
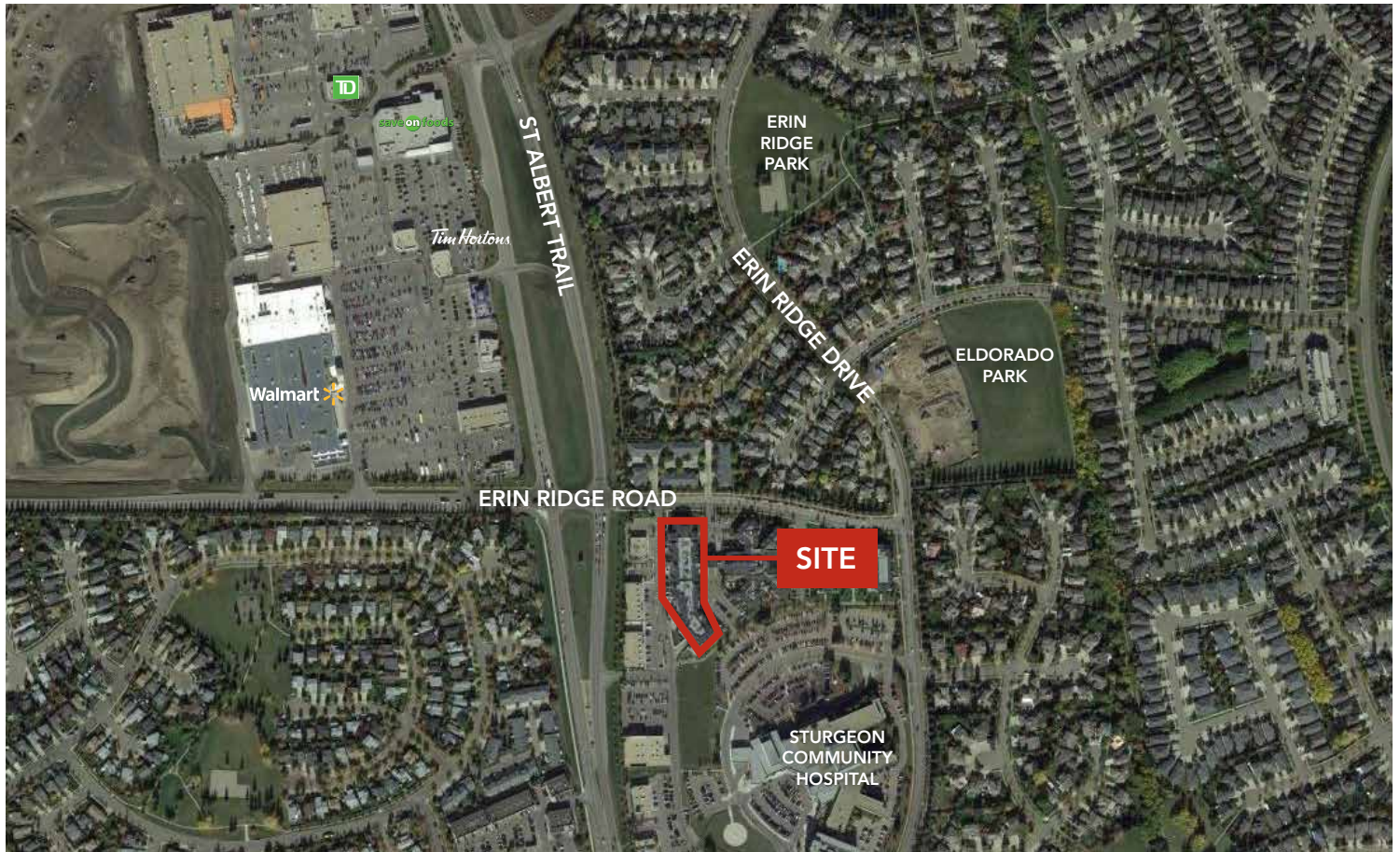
# PHOTOS



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# PROPERTY MAP & SITE PLAN



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