

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

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PROPERTY DETAILS

BUILDING NAME	Citadel Mews West
LEGAL DESCRIPTION	Plan: 072821; Block: 1; Lot: 5
POSSESSION	Immediate
ZONING	ICC (Integrated Care Community)
SPACE AVAILABLE	Unit #5: 1,555 sq ft (+/-) Unit #7: 618 sq ft (+/-) Unit #10: 1,265 sq ft (+/-)
BUILDING SIZE	200 Suite Retirement Complex 5,641 sq ft of vacant commercial space
PARKING	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)

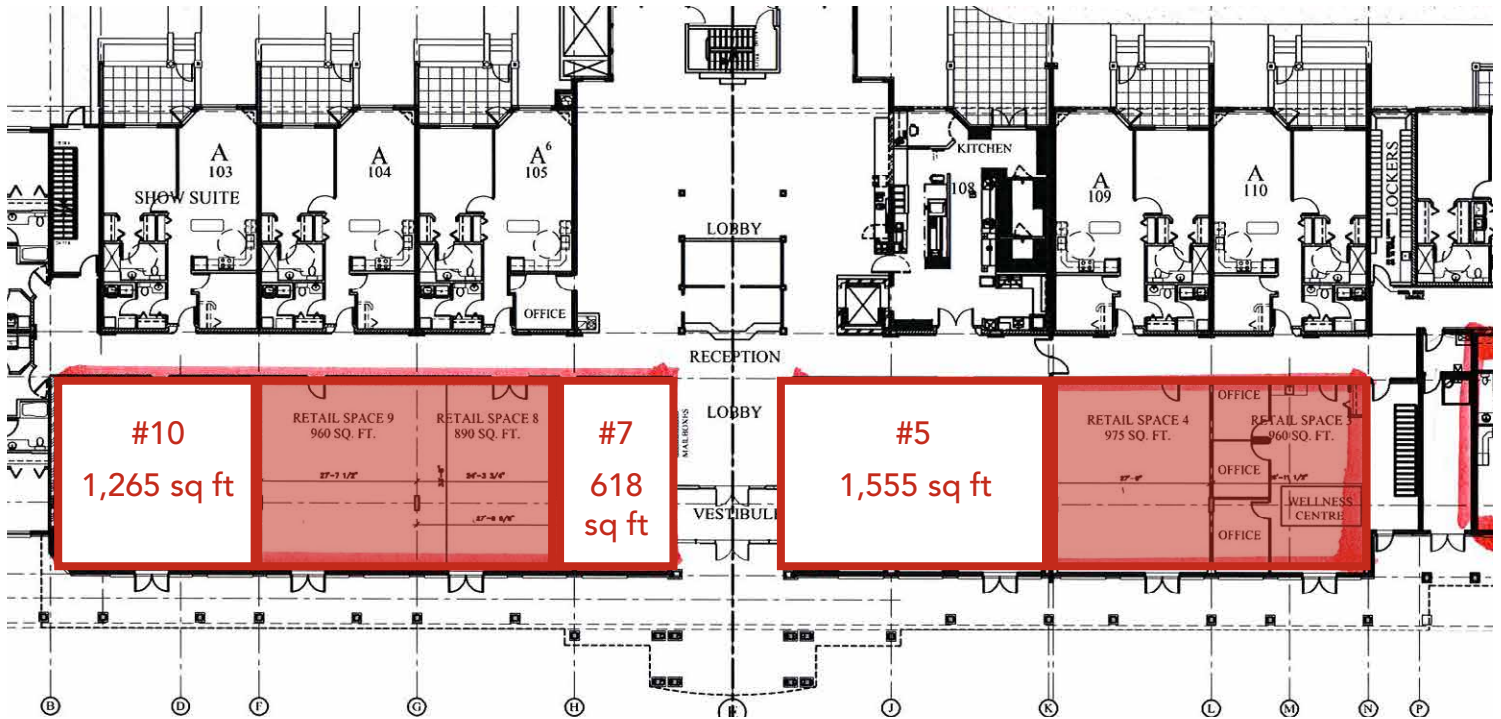
FINANCIALS

LEASE RATE	\$26.00/sq ft
OPERATIONAL COST	\$10.00/sq ft/yr (based on 2016)
UTILITIES	Paid by tenant
TERM	Negotiable
OCCUPANCY	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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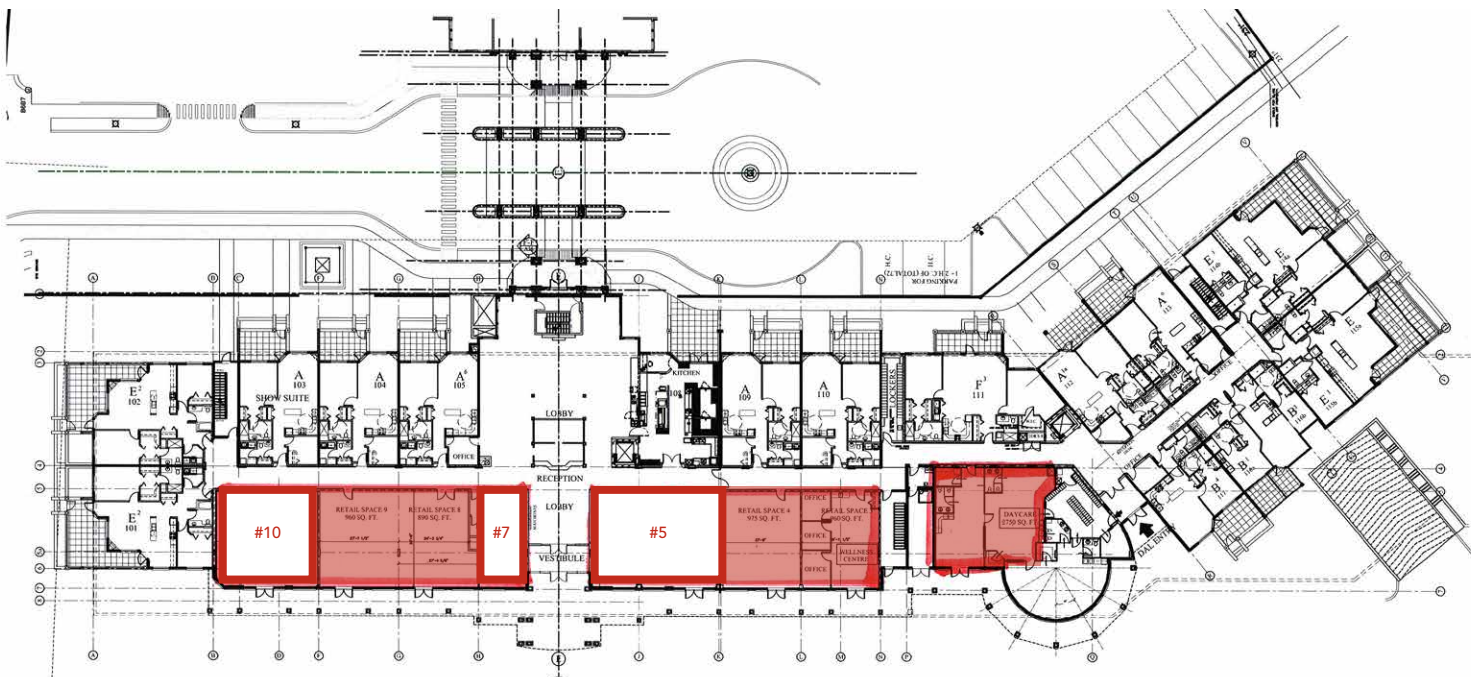
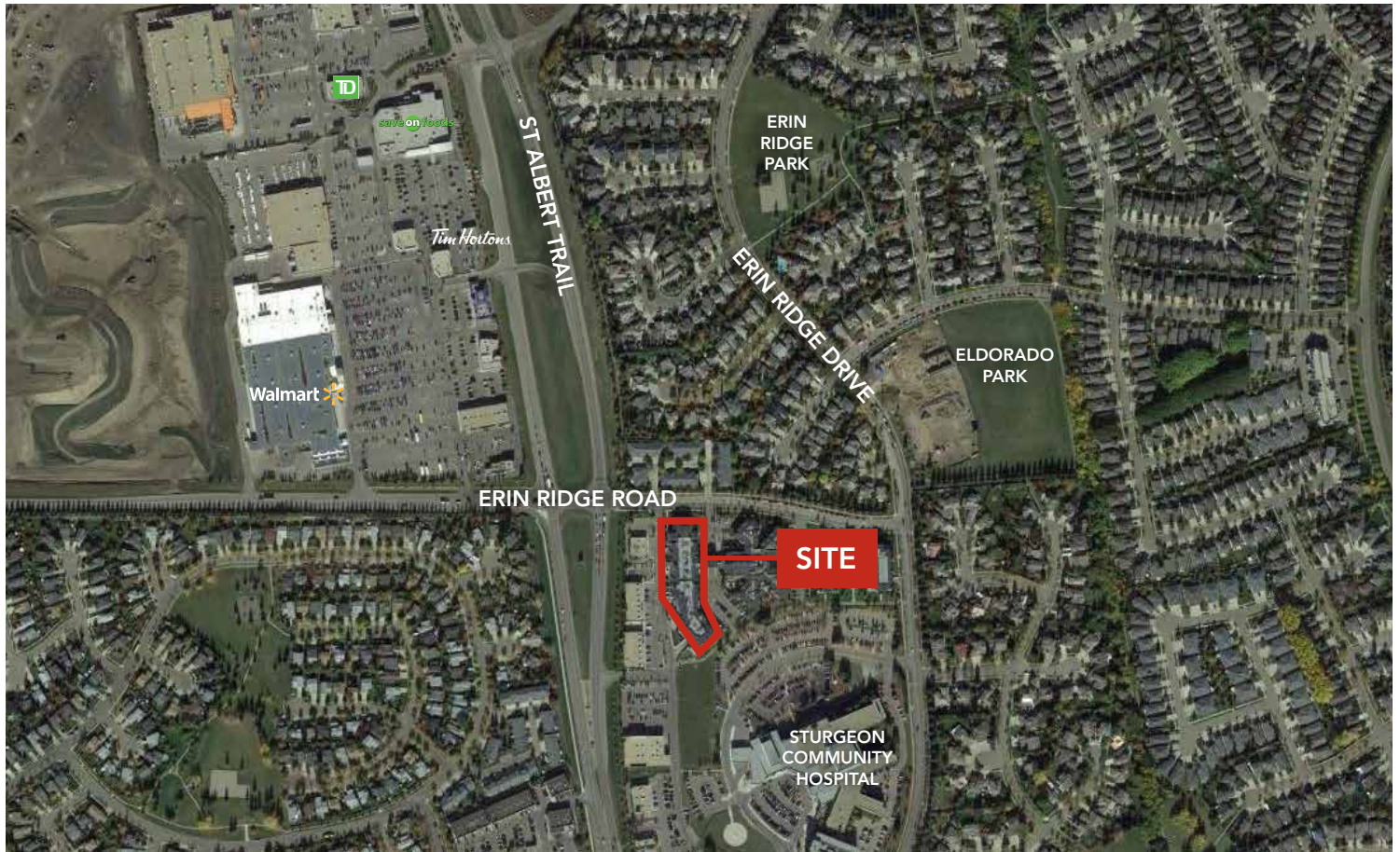
PHOTOS



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PROPERTY MAP & SITE PLAN



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