

FOR LEASE

CITADEL MEWS WEST

15 Erin Ridge Drive, St Albert, AB



HIGHLIGHTS

- Newly re-built apartment style condo complex with 5,641 sq ft ± of commercial retail space
- Amenities in the re-build will include a day care among other retailers and service providers
- The “Urban Village” community development designed to meet the ever changing demographic needs of St Albert
- Directly adjacent to Citadel Village, whose 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

DAVE QUEST

Associate

C 780.995.5405

dave@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

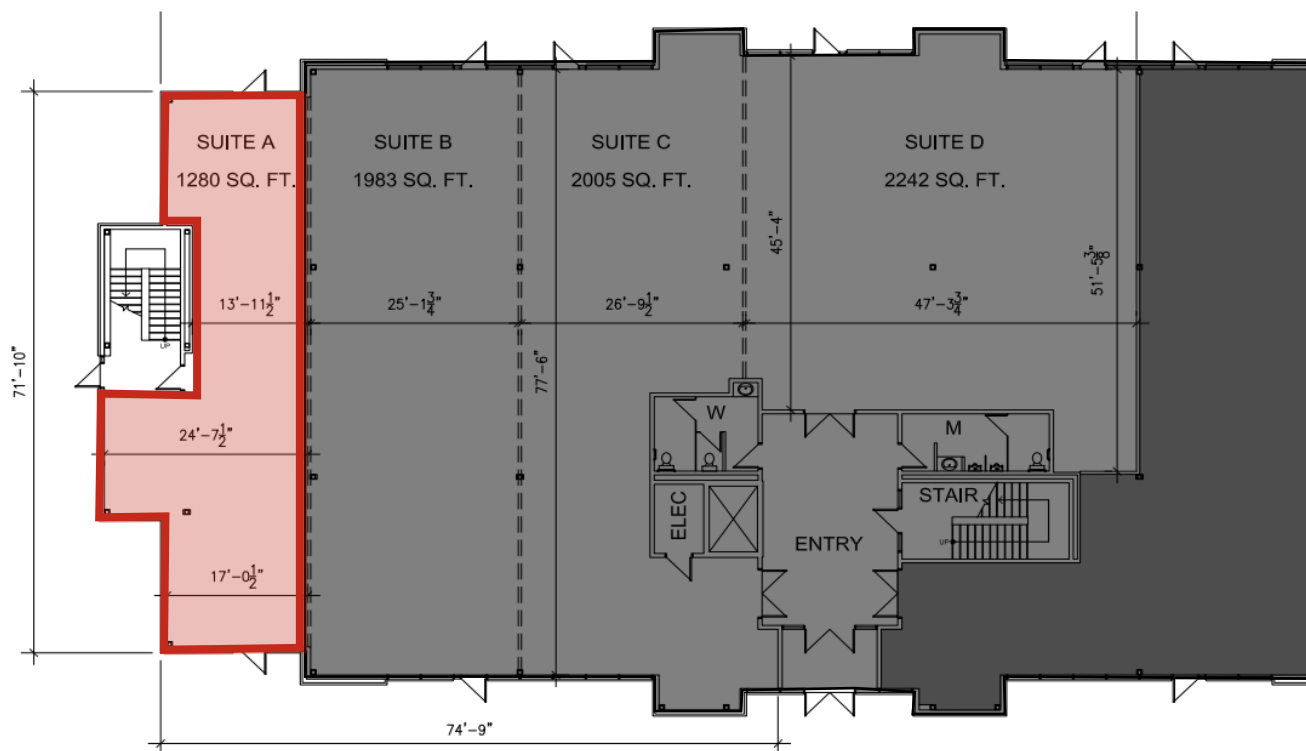


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Site Plan



St. Albert Demographics



Population
74,470



Average Household Income
\$162,231



Number of Households
28,243



Average Age
42



Labour Force
41,100



Economic Growth
14.8%

Property Details & Financials

MUNICIPAL ADDRESS	15 Erin Ridge Drive, St Albert, AB
BUILDING NAME	Citadel Mews West
LEGAL DESCRIPTION	Plan: 0623755; Unit: 10
ZONING	ICC (Integrated Care Community)
SPACE AVAILABLE	1,280 sq ft ±
BUILDING SIZE	200 Suite Retirement Complex 5,641 sq ft ± of commercial space
ON SITE PARKING	23 ground level stalls including 2 handicapped stalls - Shared use (Resident visitors and retail customers) Additional underground stalls can be made available
LEASE RATE	\$30.00/sq ft \$2,987/month base rent
OP COSTS	\$12.00/sq ft (est)
POSSESSION	Fall 2025



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparksrealty.com

Photos



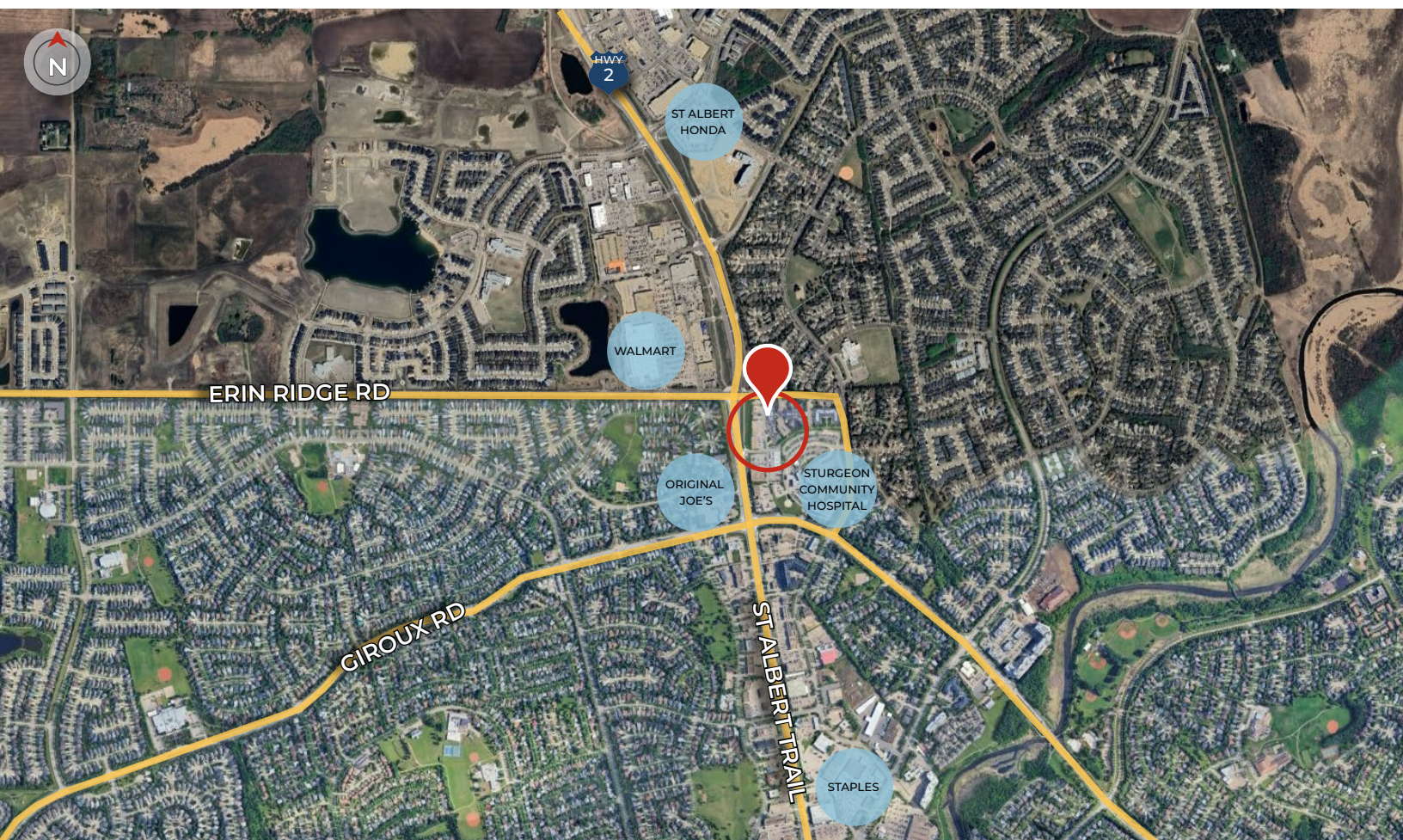
ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Property Location



Contacts



DAVE QUEST

Associate

C 780.995.5405

dave@royalparkrealty.com



JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com