

# STAGE 15

ERIN RIDGE NORTH | ST. ALBERT



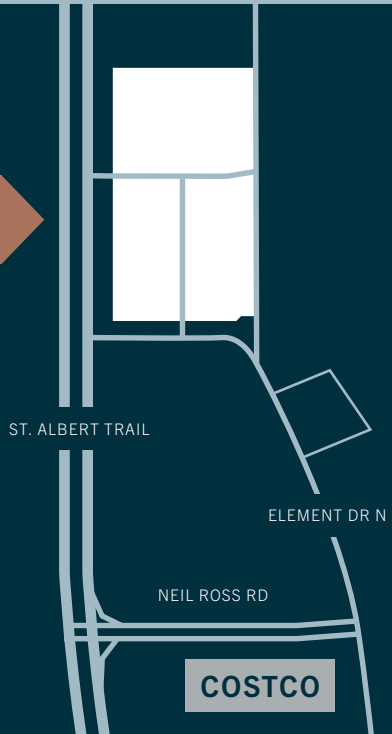
# STAGE 15

## ERIN RIDGE NORTH | ST. ALBERT

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# LOCATION + OVERVIEW

ST. ALBERT TRAIL  
**25,045**  
VEHICLES PER DAY



**15 ACRES**  
COMMERCIAL CORRIDOR

**MULTIPLE  
PARCELS  
AVAILABLE**

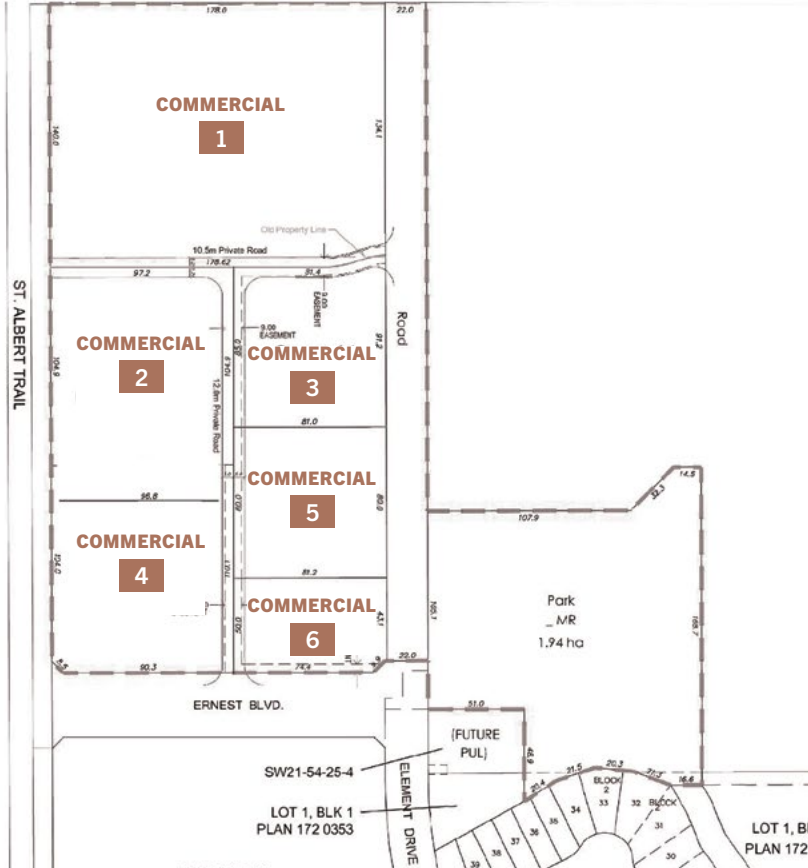
Located just off St. Albert Trail in the growing community of Erin Ridge North, this commercial development boasts high traffic exposure, excellent visibility and many nearby national tenants.

POPULATION	3 KM	20,407
	5 KM	28,198
	7 KM	77,097
HOUSEHOLDS	3 KM	9,735
	5 KM	20,407
	7 KM	28,424
AVERAGE INCOME	3 KM	\$169,083
	5 KM	\$165,800
	7 KM	\$160,480

# AVAILABLE SPACE



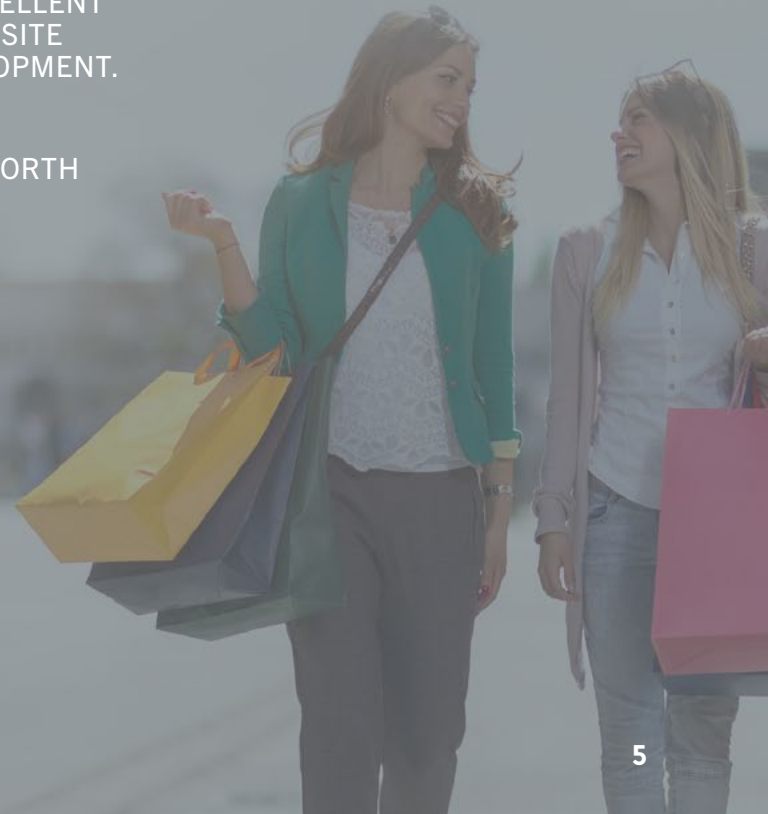
<b>COMMERCIAL</b>	<b>1</b>	6.15 ACRES
<b>COMMERCIAL</b>	<b>2</b>	3.68 ACRES
<b>COMMERCIAL</b>	<b>3</b>	1.72 ACRES
<b>COMMERCIAL</b>	<b>4</b>	2.62 ACRES
<b>COMMERCIAL</b>	<b>5</b>	1.60 ACRES
<b>COMMERCIAL</b>	<b>6</b>	1.0 ACRE



# STAGE 15 – ERIN RIDGE NORTH



- HIGH TRAFFIC LOCATION CLOSE TO EXCELLENT COMMERCIAL AMENITIES MAKING THIS SITE WELL SUITED FOR COMMERCIAL DEVELOPMENT.
- ZONED CC – COMMERCIAL CORRIDOR.
- A PART OF THE GROWING ERIN RIDGE NORTH NEIGHBORHOOD AND COMMUNITY.





# STAGE 15

ERIN RIDGE NORTH | ST. ALBERT



# CONTACT

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