LANDREX

ERIN RIDGE BUSINESS PARK

ERIN RIDGE NORTH | ST. ALBERT

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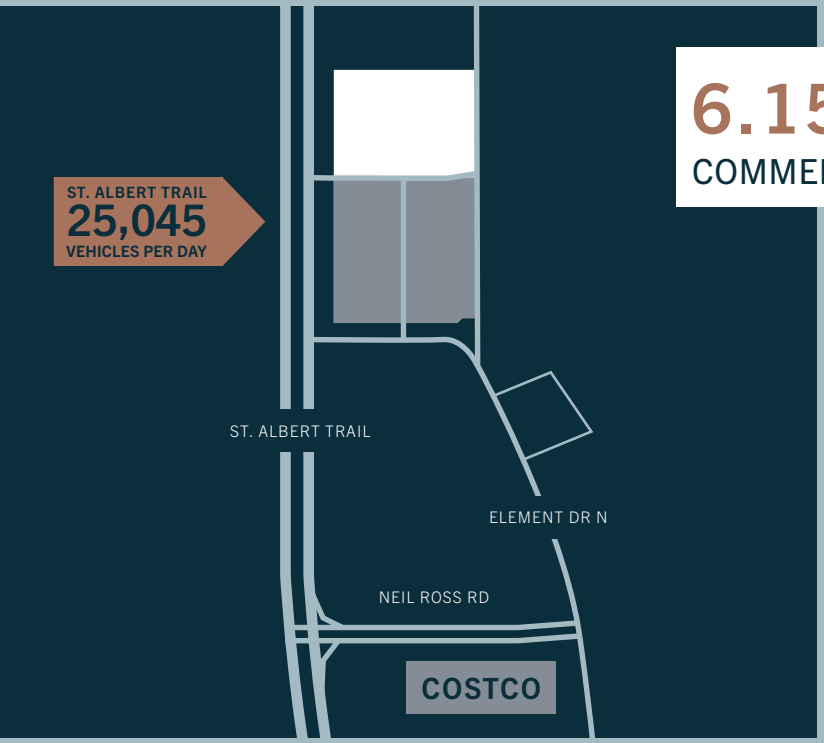
LOCATION + OVERVIEW	3
AVAILABLE SPACE	4
RENDERING	5
CONTACT	6

LOCATION + OVERVIEW



6.15 ACRES
COMMERCIAL CORRIDOR

BUILDING	1	33,000 SF
BUILDING	2	20,000 SF
BUILDING	3	26,000 SF

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

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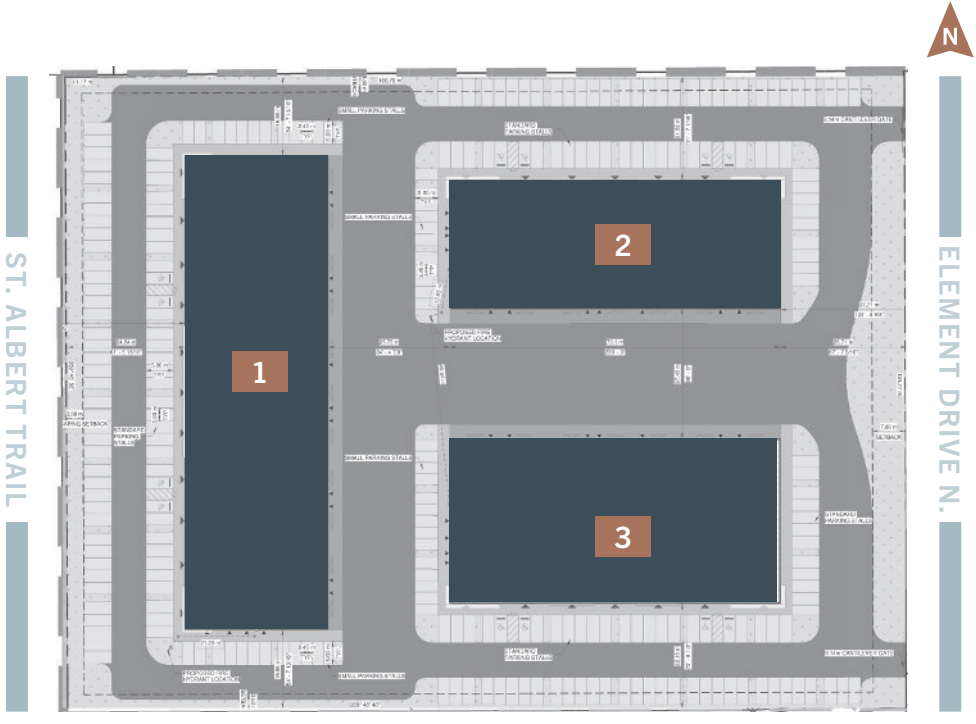
BUILDING 1 33,000 SF
BUILDING 2 20,000 SF
BUILDING 3 26,000 SF



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- 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.

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CONTACT

780-459-LAND

@LANDREX_INC