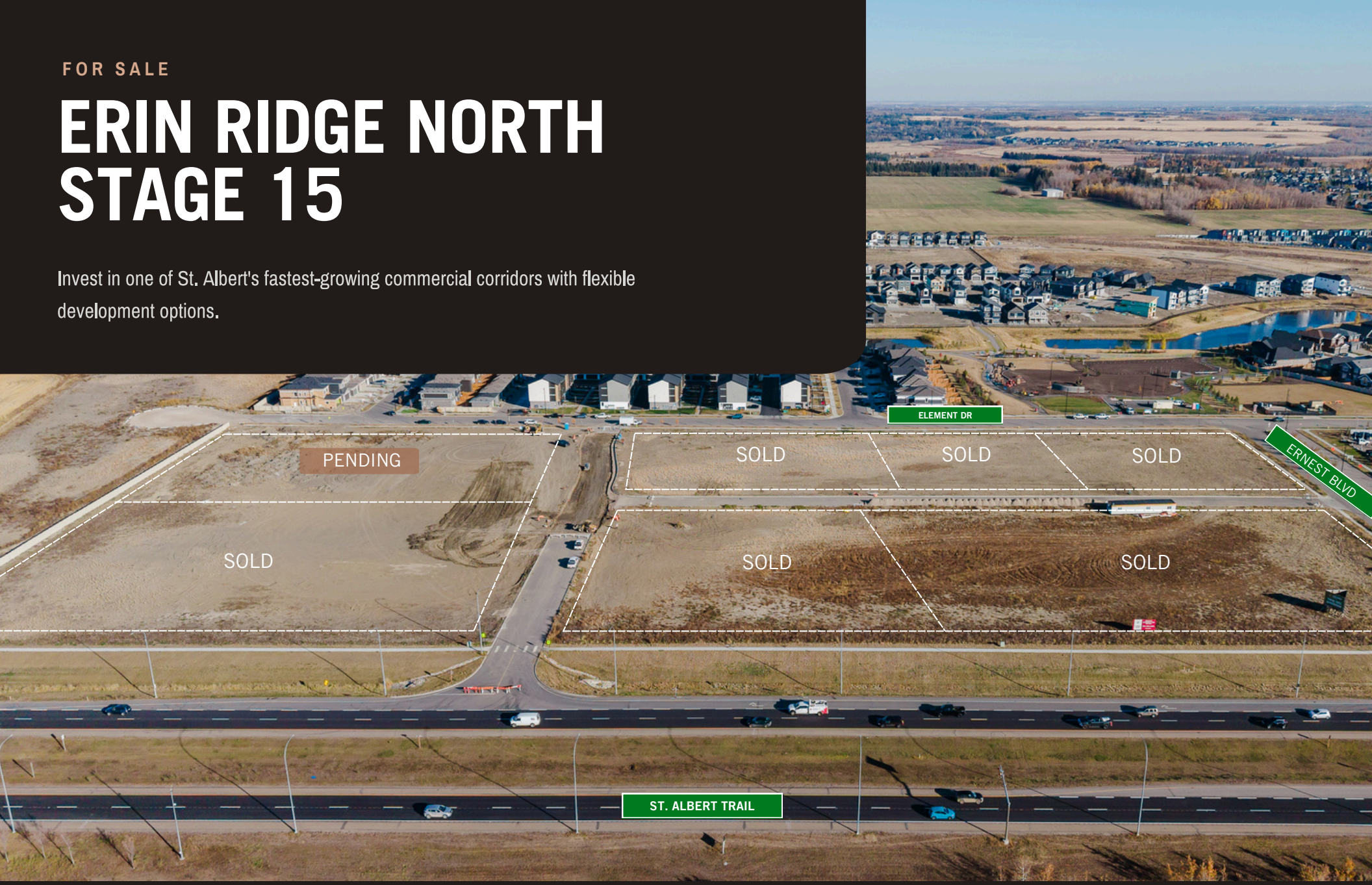
FOR SALE

ERIN RIDGE NORTH STAGE 15

Invest in one of St. Albert's fastest-growing commercial corridors with flexible development options.



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780-906-1401
kyle@landrex.com

THE OPPORTUNITY

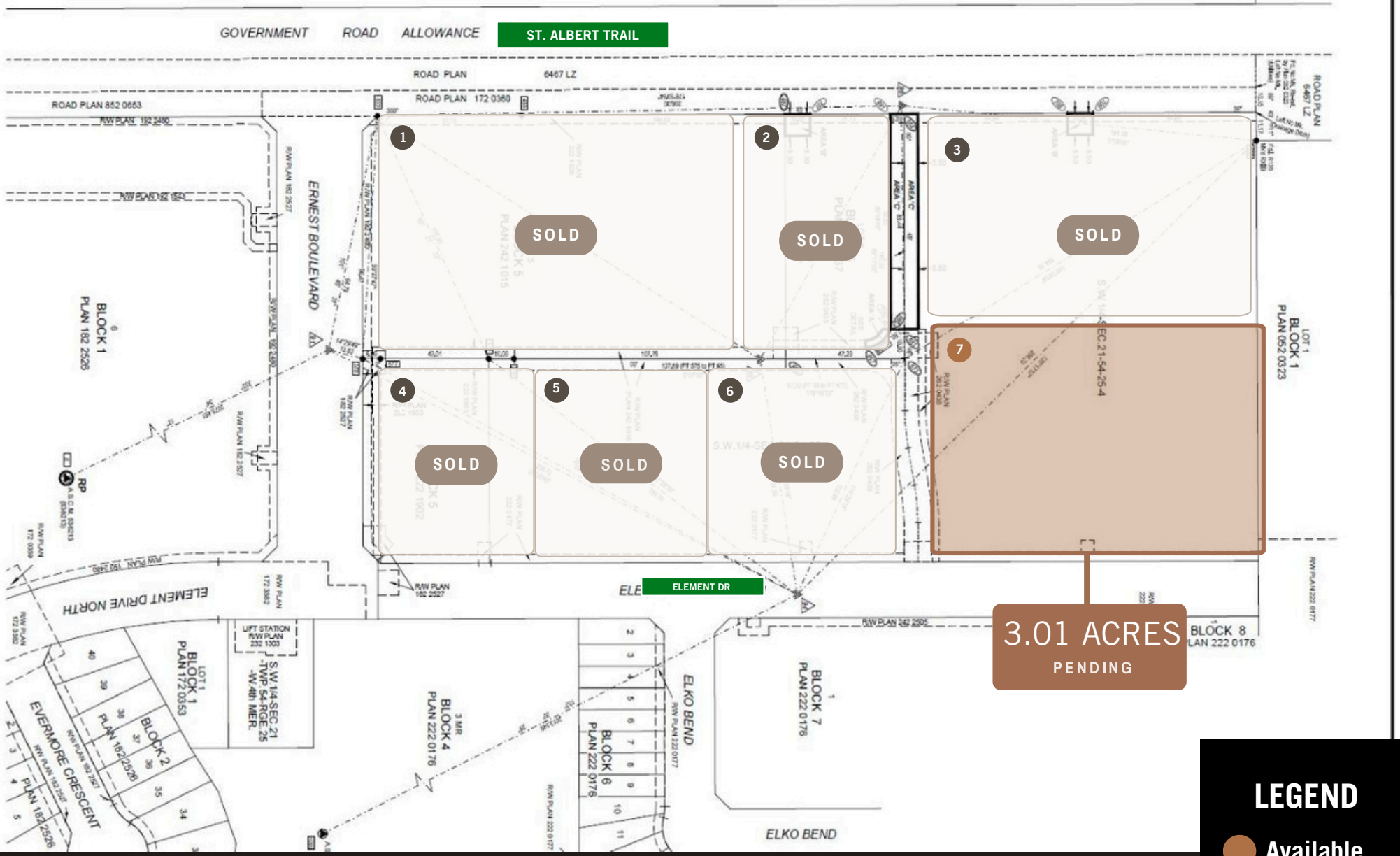
WHY INVEST HERE

Stage 15 is located in Erin Ridge North, a growing northern St. Albert neighbourhood positioned along St. Albert Trail. The opportunity provides access to a growing local customer base as well as the broader St. Albert market, with established commercial destinations and continued residential development surrounding the site.

74,730	POPULATION | 2025
7.29%	5-YEAR POPULATION GROWTH | 2020–2025
2,400+	ACTIVE BUSINESSES | CITY OF ST. ALBERT
1M+	REGIONAL TRADING AREA
17,232	VEHICLES PER DAY | ST. ALBERT TRAIL

Sources: City of St. Albert, 2025 Municipal Census; City of St. Albert economic development., Transportation Impact Assessment, 2025.





STAGE 15

SITE PLAN

LEGEND

- Available
- Pending
- Sold
- P Pylon Sign

SITE HIGHLIGHTS



ALL-DIRECTIONAL
Traffic Signal at Ernest Blvd and St. Albert Trail

RIGHT-IN/RIGHT-OUT
Access off St. Albert Trail with Connection to Element Drive

ALL LOTS
Serviced to Property Line

INTERNAL T-ROAD
Construction Completed

ZONED TCC
Trail Commercial Corridor

ADJACENT TO
Linden Park Townhomes and Erin Ridge North

COMMERCIAL USES

BUILT FOR MEDICAL INVESTORS

Physicians, dentists, pharmacists and other medical professionals are among the most common commercial investors we work with. Many want to own the building they practise in, or hold medical office space as a long-term asset, without taking on the development process themselves.

SUITED TO

- Medical clinics
- Dental
- Pharmacy
- Specialist practices
- Health & wellness
- Veterinary
- Diagnostics & imaging



INVEST YOUR WAY

DEVELOPMENT OPTIONS

01

PURCHASE THE LAND

Buy the commercial lot outright. Ideal for experienced developers and investors who want to manage their own project team and timeline.

02

DEVELOP WITH LANDREX

Purchase the land and have Landrex design and construct the building. You provide the capital; we bring the development experience.

03

BUY A COMPLETED BUILDING

Acquire a completed commercial building developed by Landrex. For investors who want an income-producing asset without managing the build.

GET IN TOUCH WITH OUR TEAM

Tell us what you're trying to achieve and we'll walk you through the options at Stage 15, from a straightforward land purchase to a completed building.

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JOIN THESE BRANDS

SINOVA DEVELOPMENTS

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