CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE



JOIN NATIONAL TENANTS

TWO UNITS REMAINING

ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, Alberta

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Brett Killips
Partner
780 993 1676
brett.killips@cwedm.com

Jamie Topham
Partner
780 994 6916
jamie.topham@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 2026

AERIAL



DEMOGRAPHICS

POPULATION

1KM	3KM	5KM
1,552	13,257	51,135

HOUSEHOLD

1KM	3KM	5KM
519	5,090	18,648

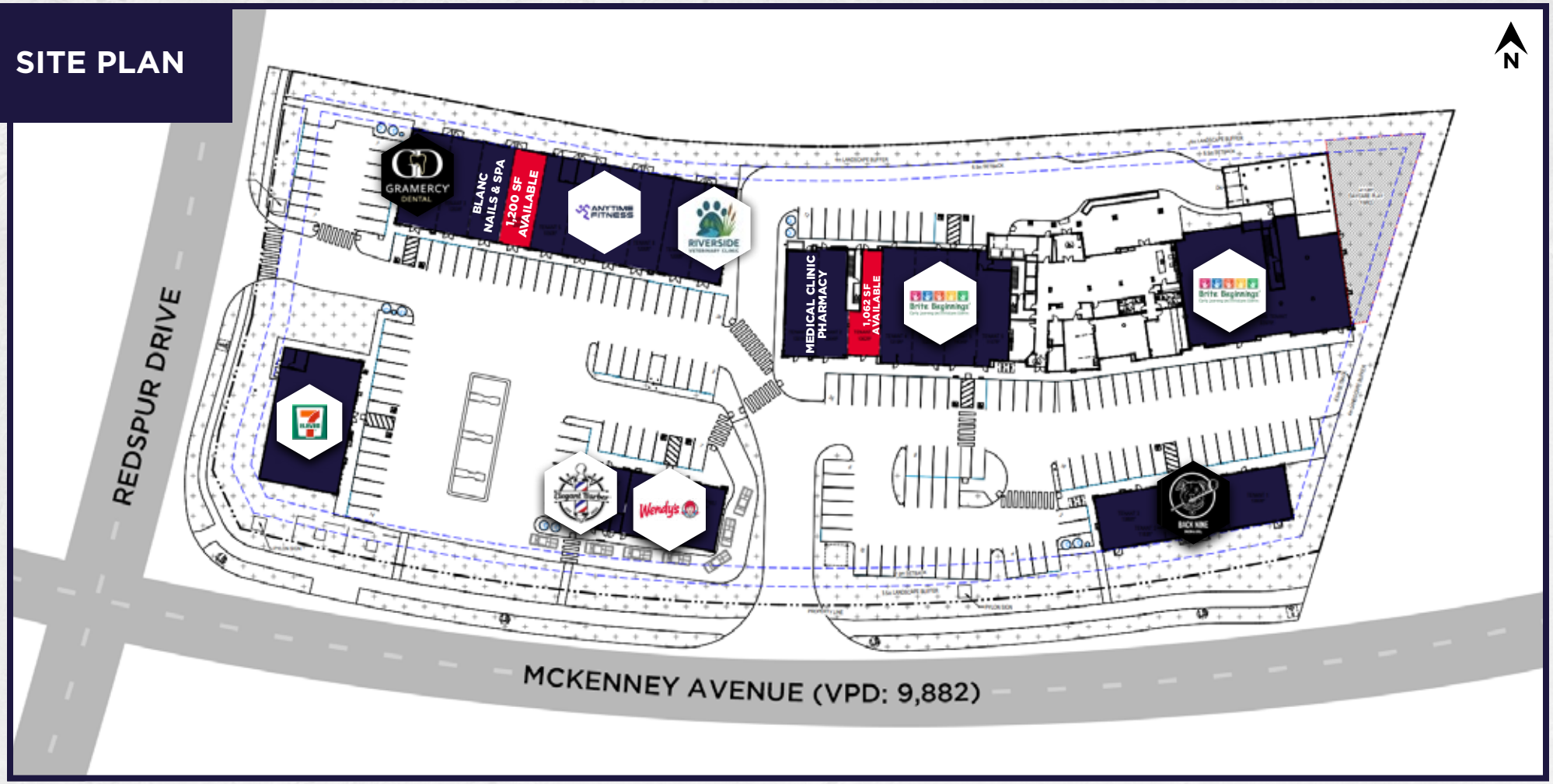
AVERAGE INCOME

1KM	3KM	5KM
$181,183	$159,761	$151,404

VEHICLES PER DAY

9,882 on McKenney Aveue (2022)
15,380 on Ray Gibbon Drive (2019)

SITE PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS	3 REDSPUR DRIVE, ST. ALBERT, AB
LEGAL DESCRIPTION	PLAN 2120249, BLOCK 1, LOT 4
ZONING	C2
BUILT	2024

PARKING	150 STALLS
BASE RENT	MARKET
OPERATING COST	$16.00 PER SF 2026 EST.
AVAILABLE SPACES	**BUILDING 1** - 1,062 SF **BUILDING 2** - 1,200 SF

PROPERTY PHOTOS









CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 2026

Brett Killips
Partner
780 993 1676
brett.killips@cwedm.com

Jamie Topham
Partner
780 994 6916
jamie.topham@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com