

FOR LEASE ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, AB



JOIN NATIONAL TENANTS:



EXCITING NEW DEVELOPMENT IN ST. ALBERT



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**GREAT LEASE
OPPORTUNITY IN
ST. ALBERT**



PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS
3 Redspur Drive, St. Albert, AB

LEGAL DESCRIPTION
Plan 2120249, Block 1, Lot 4


ZONING
C2

BUILT
2024


OPERATING COST
TBD

DEMOGRAPHICS

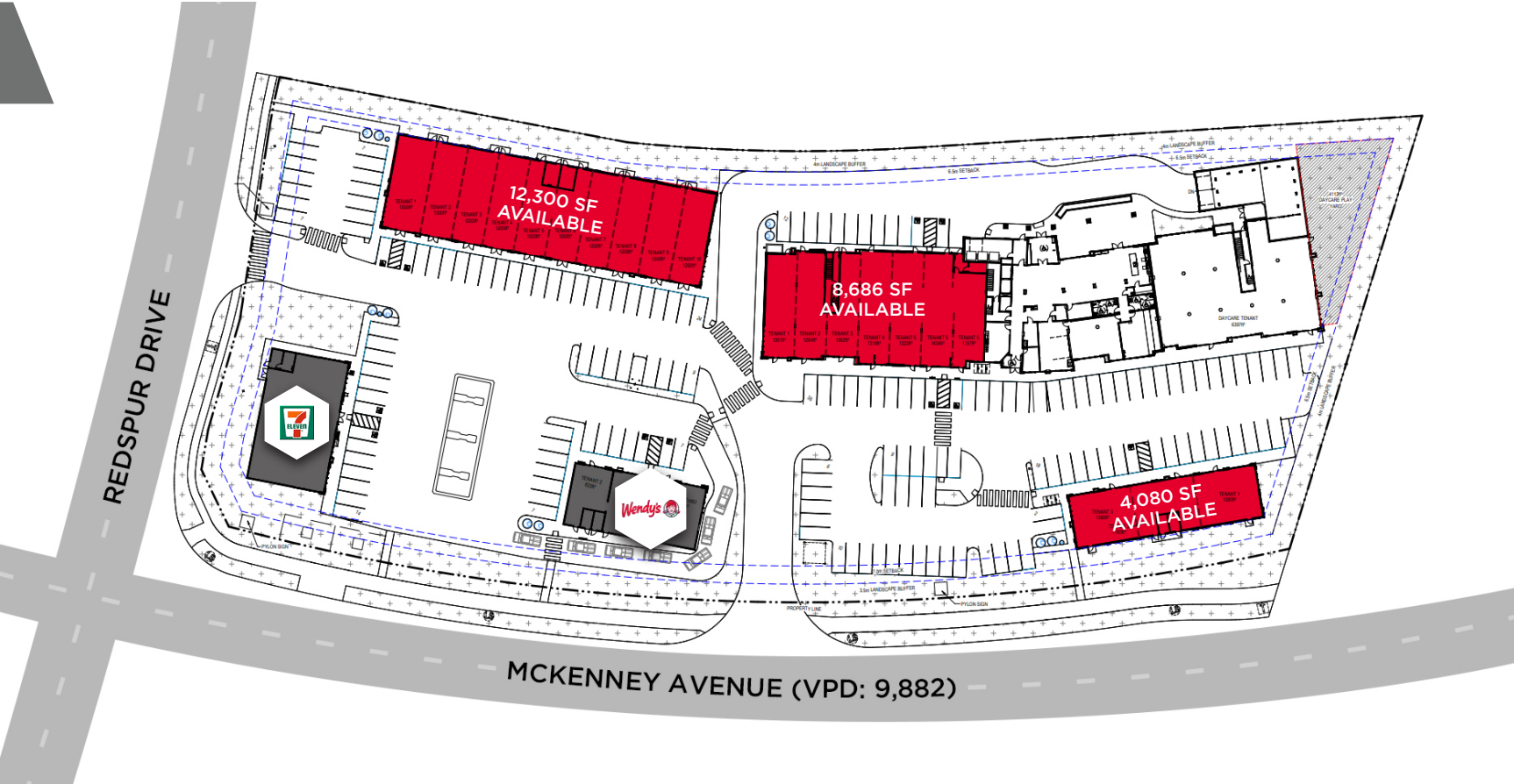
	POPULATION		
	1km	2km	4km
	1,552	13,257	51,135

	AVERAGE INCOME		
	1km	2km	4km
	\$181,183	\$159,761	\$151,404

	HOUSEHOLDS		
	1km	2km	4km
	519	5,090	18,648

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

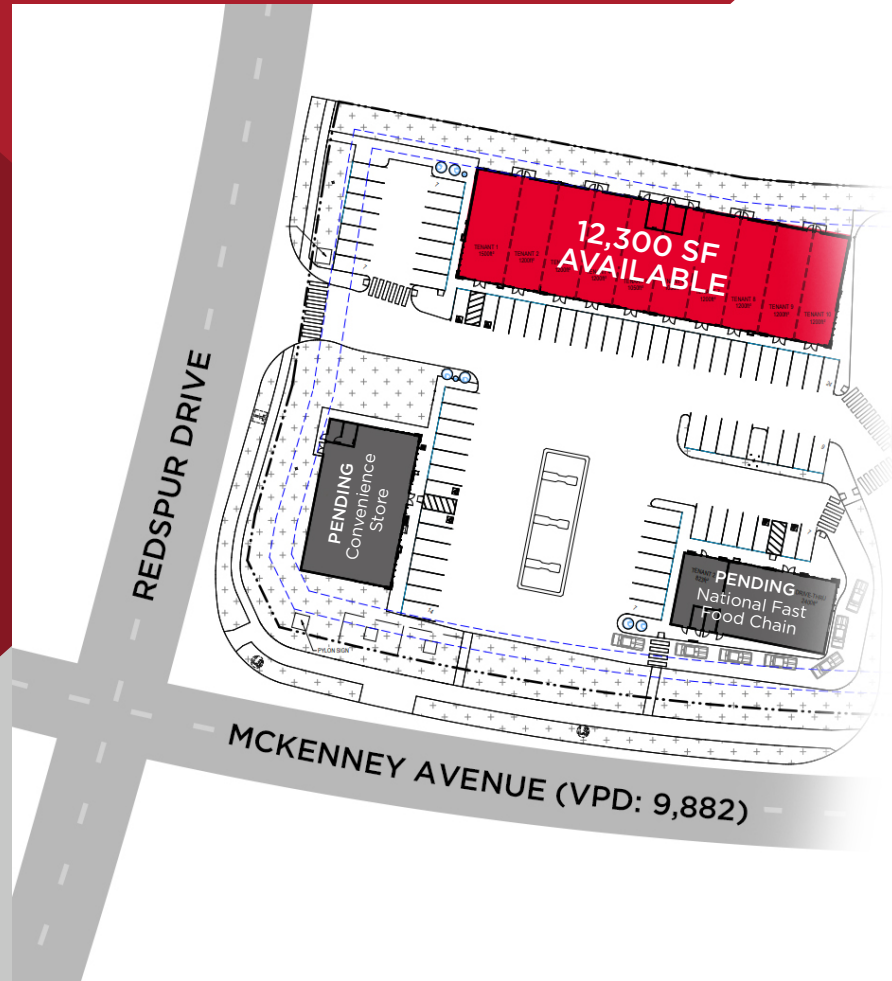
SITE
PLAN



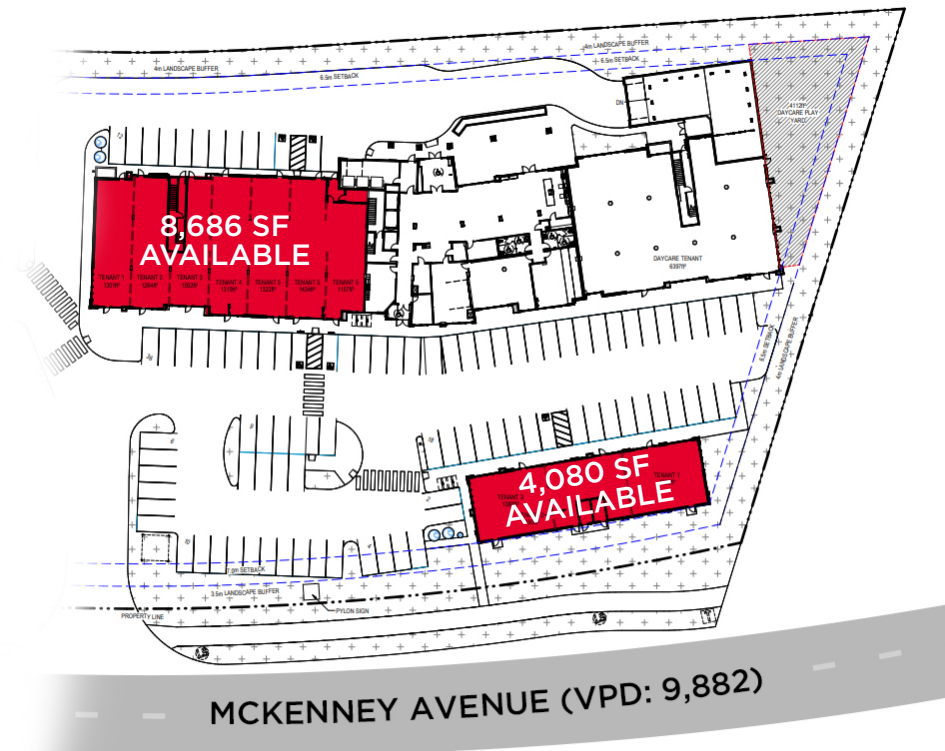
UP TO 12,300 SF AVAILABLE

Pending Convenience Store

Pending National Fast Food Chain



Residential Units Above
**UP TO 8,686 SF
AVAILABLE**



PROPERTY PHOTOS



AERIAL





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