



JOIN NATIONAL TENANTS



ALLIANCE CENTRE RIVERSIDE

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AERIAL



DEMOGRAPHICS



POPULATION

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



HOUSEHOLD

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



AVERAGE INCOME

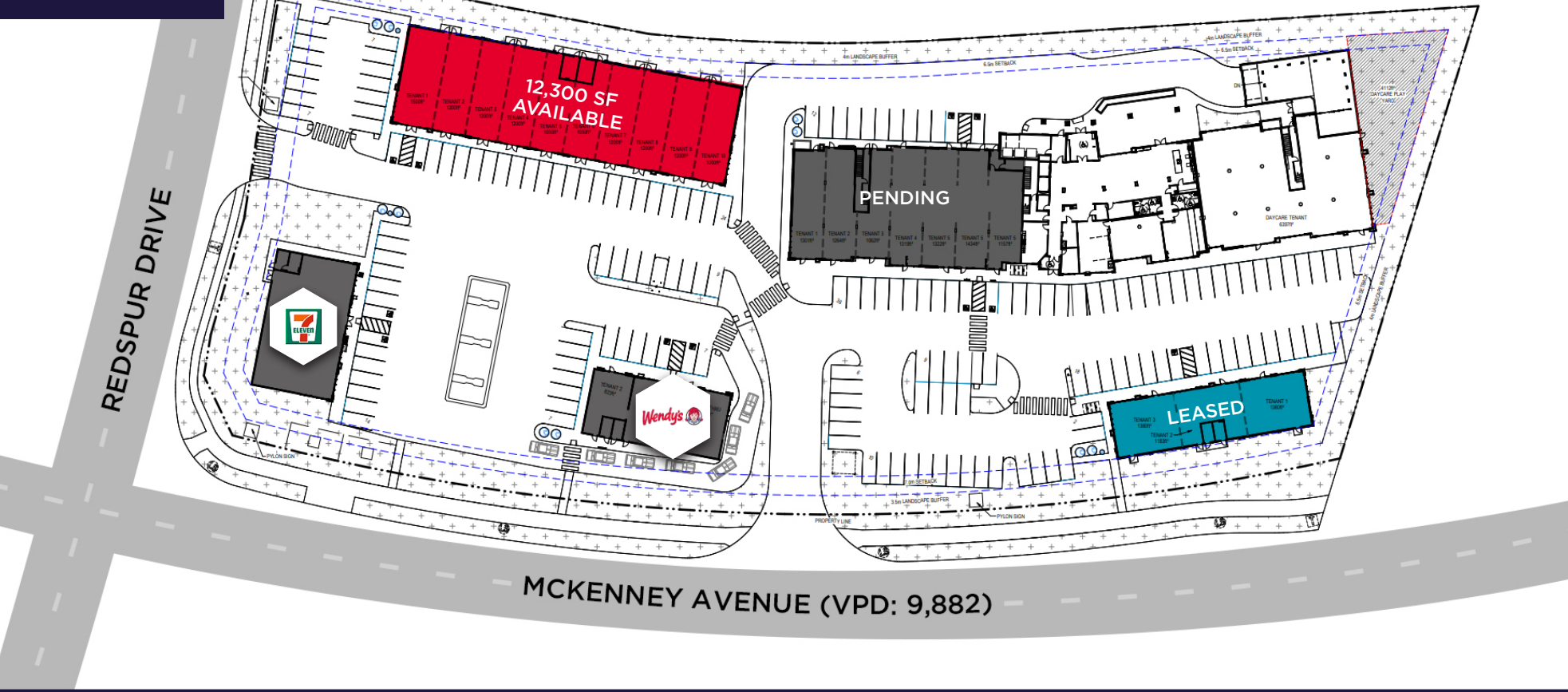
1KM	3KM	5KM
\$181,183	\$159,761	\$151,404



VEHICLES PER DAY

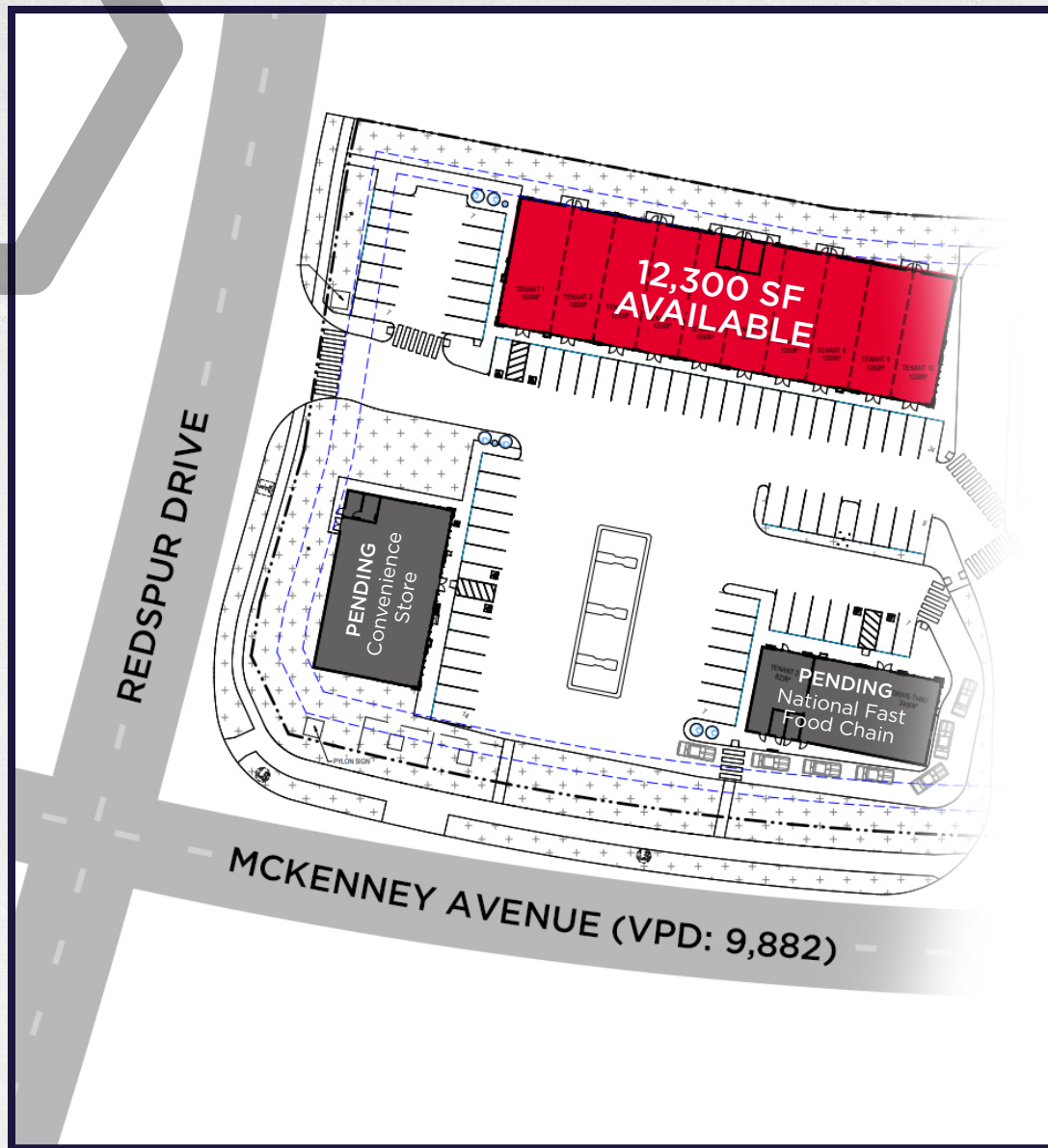
9,882 on McKenney Avenue (2022)
15,380 on Ray Gibbon Drive (2019)

SITE PLAN



PROPERTY DETAILS

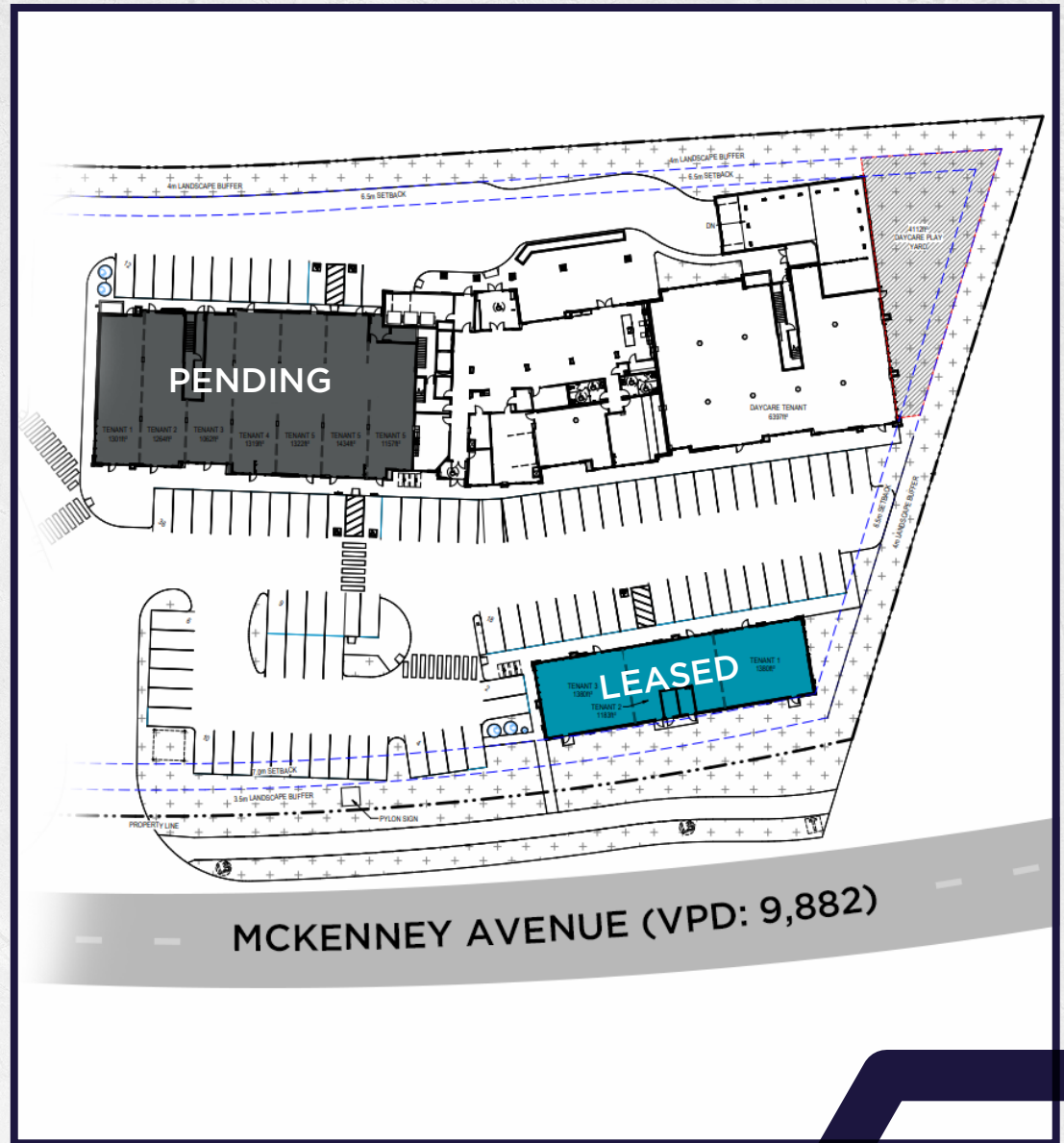
MUNICIPAL ADDRESS	3 REDSPUR DRIVE, ST. ALBERT, AB
LEGAL DESCRIPTION	PLAN 2120249, BLOCK 1, LOT 4
ZONING	C2
BUILT	2024
OPERATING COST	\$12.00 PER SF (2025)



**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



**GREAT LEASE OPPORTUNITY IN
ST. ALBERT**



