



COMMERCIAL INVESTMENT STAND-ALONE UNIT

910-1115 St. Albert Trail, St. Albert, AB

Property Description

This commercial Investment Sale opportunity is STAND-ALONE PAD Site in appx. 6 Acres Retail Plaza (Erin Ridge Plaza appx.64,000 square feet) and, located in affluent and rapidly growing community of Erin Ridge North, St. Albert.

The unit (910) has around 3059 square feet gross leasable area, and currently occupied by a stable business. There is **long term lease in place** and has more than seven (7) years left on the primary lease terms. There is future stepped up increase towards Net Operating Income as base rents are escalated over the term of lease (Stepped up Base rent).

This is an ideal opportunity to generate income investing your dollars in a safer way in a quality asset with a stable Tenant as occupant.

Please do not solicit business operator or their employees directly.

Address	#910, 1115 St. Albert Trail, St. Albert
Legal Description	Condo Plan 2022681; unit #49
Year Built	2022
Sale Price	\$1,950,000.00
Lease Term	10 years (more than 7 years left)
Current NOI	\$112,418.00
CAP Rate	5.75%
Possession	Immediate

RAVI THAKUR, MBA, ACP,
Vice President | Retail Sales & Leasing, New Developments

📞 (780) 994 1646 ✉️ ravi.thakur@remaxexcellence.com

REMAX
Excellence

REMAX
COMMERCIAL

SITE PLAN

■ Pylon Sign ■ Unit #910



DEMOGRAPHICS

3KM RADIUS 2022



RESIDENTS
21,966

Daytime Population: 16,922
Projected Growth: 71.2%
(2021-2026)



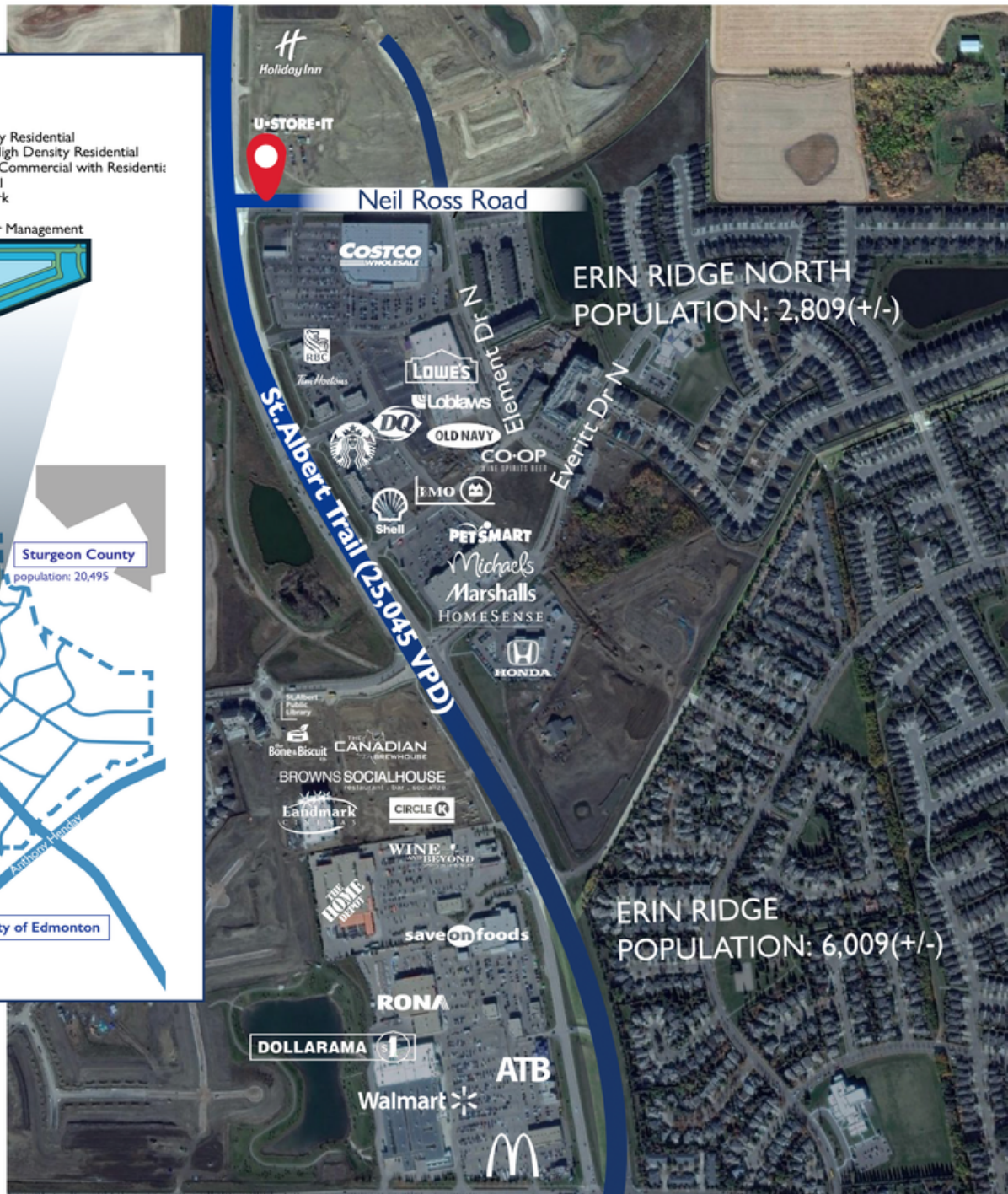
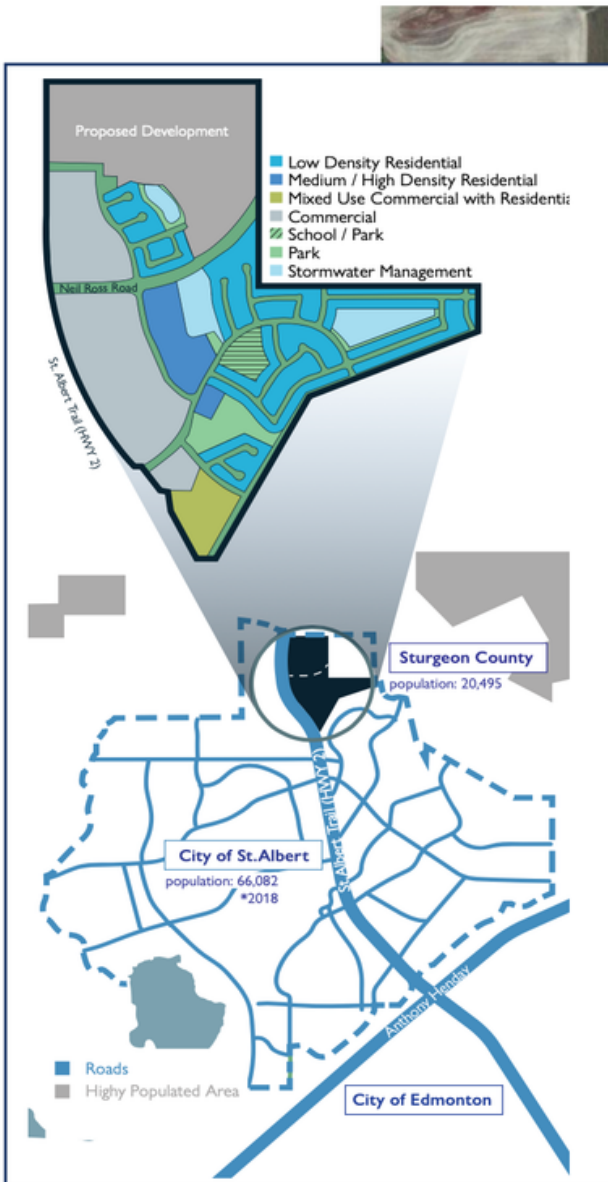
AHI
\$202,067

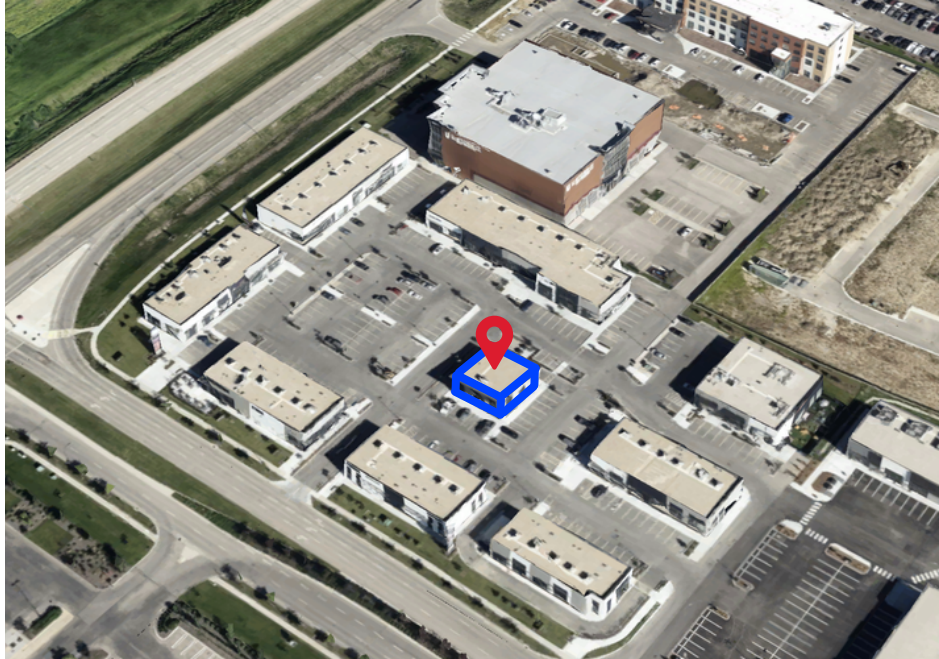
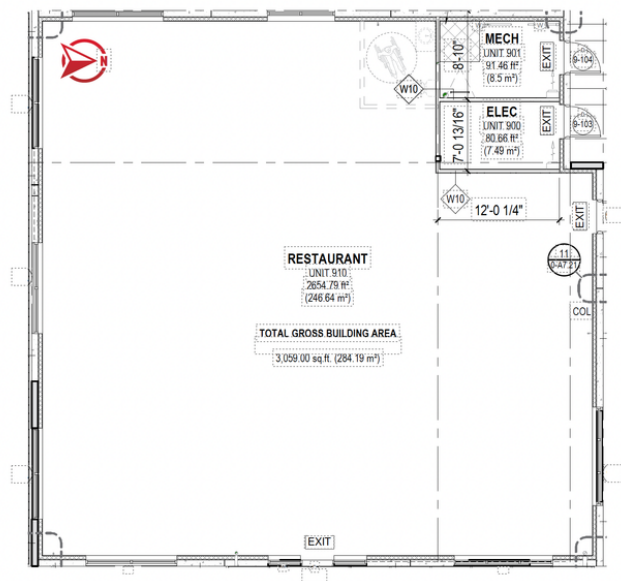
27.6% of households earn
more than \$100,000.



Rate Of Education
71%

Over the age of 25 have a
post-secondary degree.





CONTACT:

RAVI THAKUR, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

☎ (780) 994 1646

✉ ravi.thakur@remaxexcellence.com

