

FOR LEASE ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, AB



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

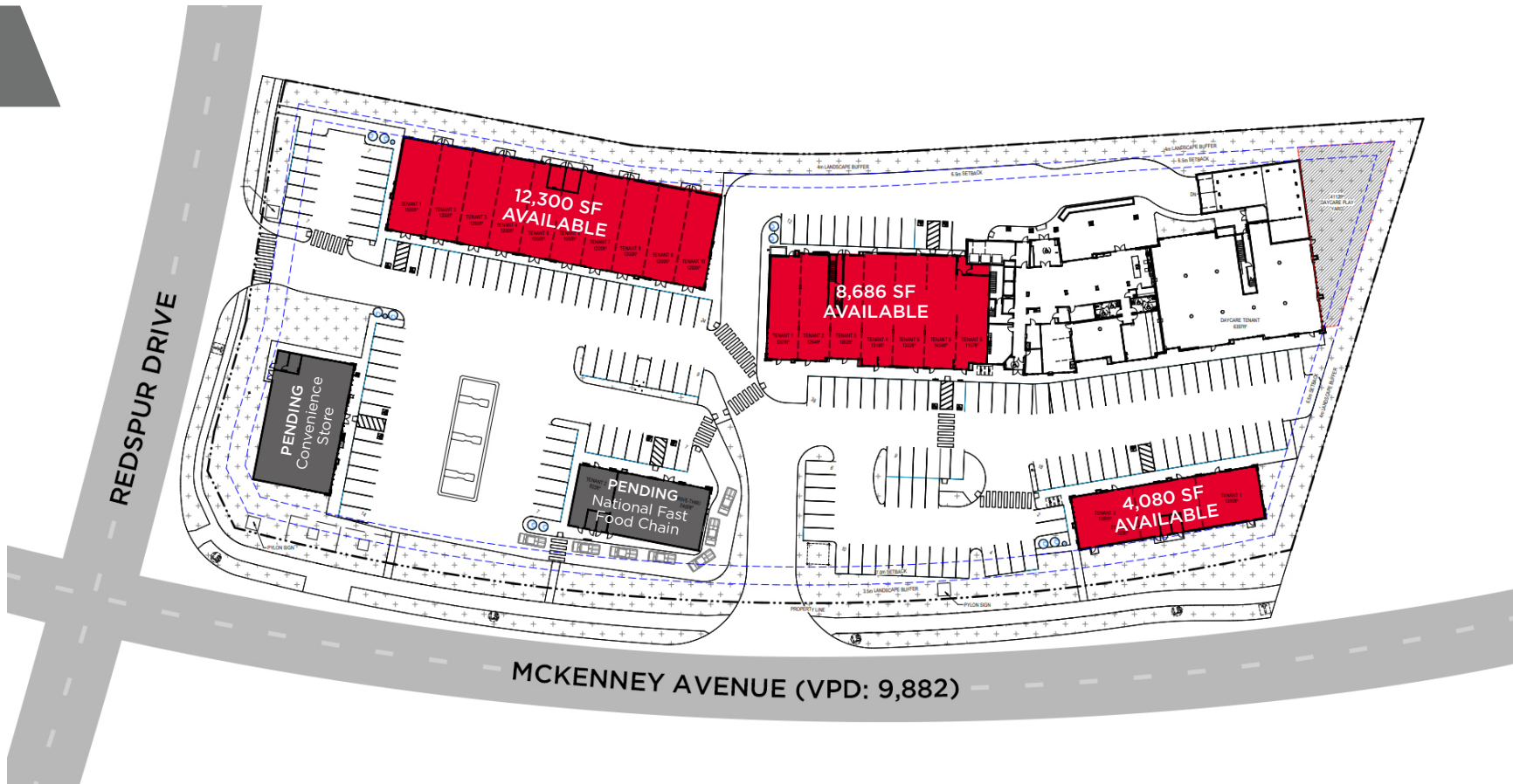
POPULATION	POPULATION		
	1km	2km	4km
	1,552	13,257	51,135

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

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

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

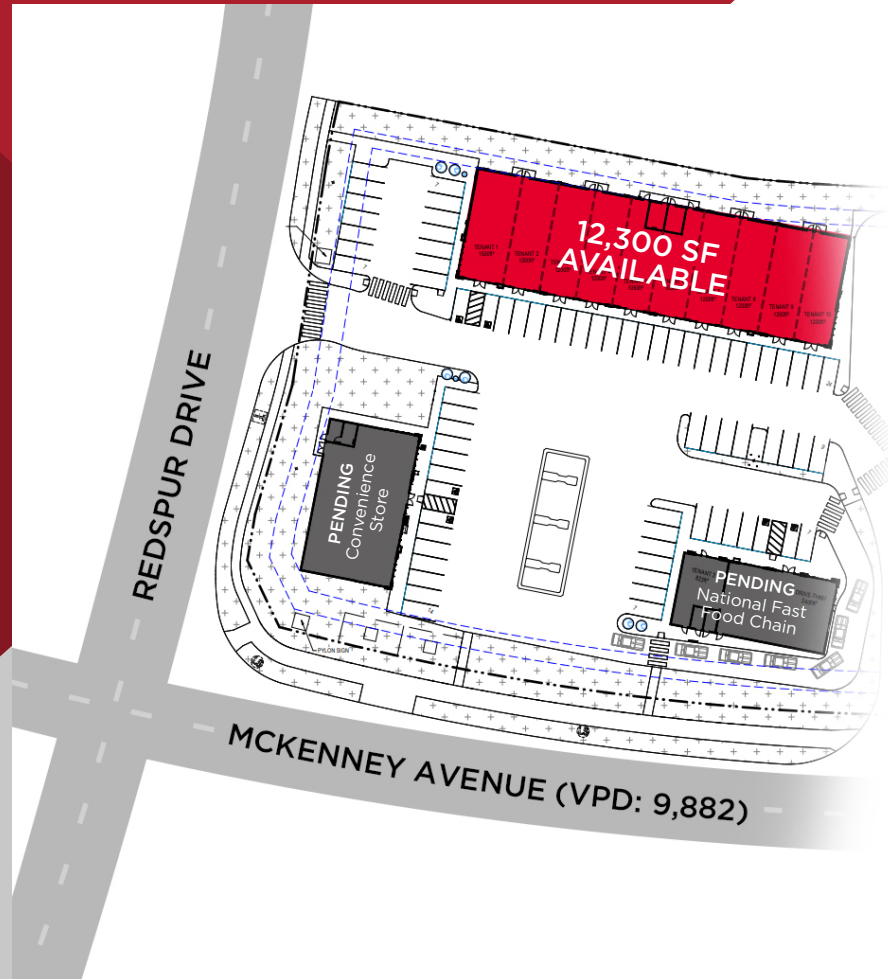
SITE PLAN



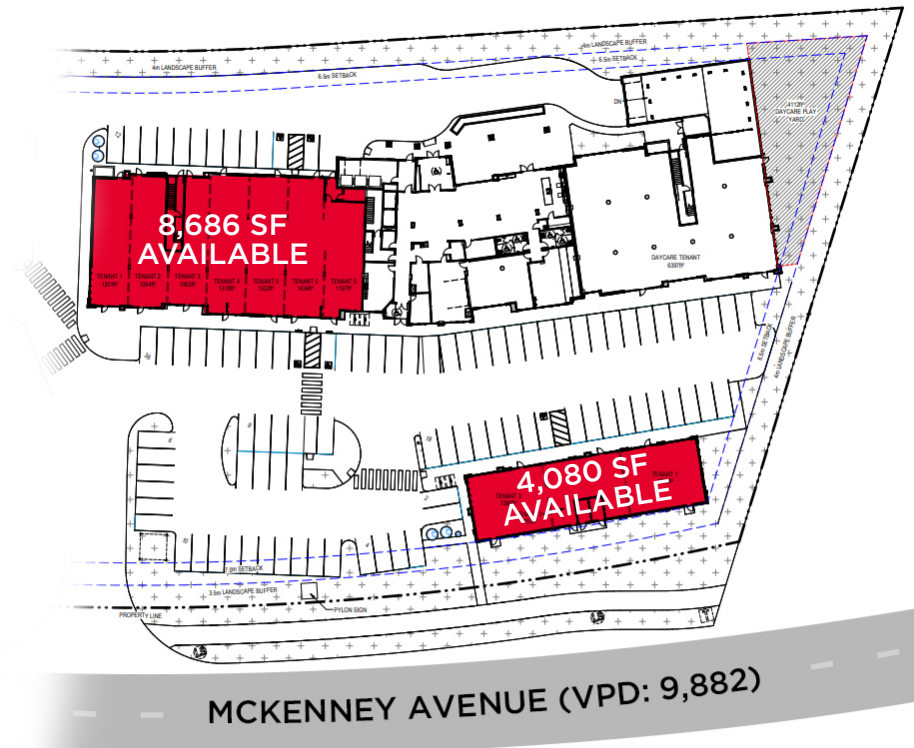
UP TO 12,300 SF AVAILABLE

Pending Convenience Store

Pending National Fast Food Chain



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



MCKENNEY AVENUE (VPD: 9,882)

PROPERTY PHOTOS



AERIAL





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