

2,568 sf

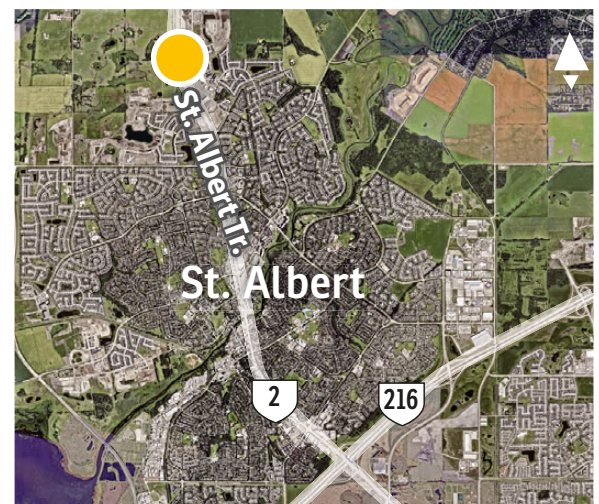
Unit 560/570



INVESTMENT OPPORTUNITY IN ERIN RIDGE NORTH

Fully Leased Retail Condo for Sale
(Real Estate Only)

Erin Ridge Plaza
1115 St. Albert Tr., St. Albert, AB



Gurveen Bindra, SENIOR ASSOCIATE

C: 306-221-1322
O: 780-463-3332
gbindra@barclaystreet.com

Aline Schoepp, ASSOCIATE

C: 780-910-6893
O: 780-463-3332
aschoepp@barclaystreet.com



LOCAL EXPERTISE MATTERS



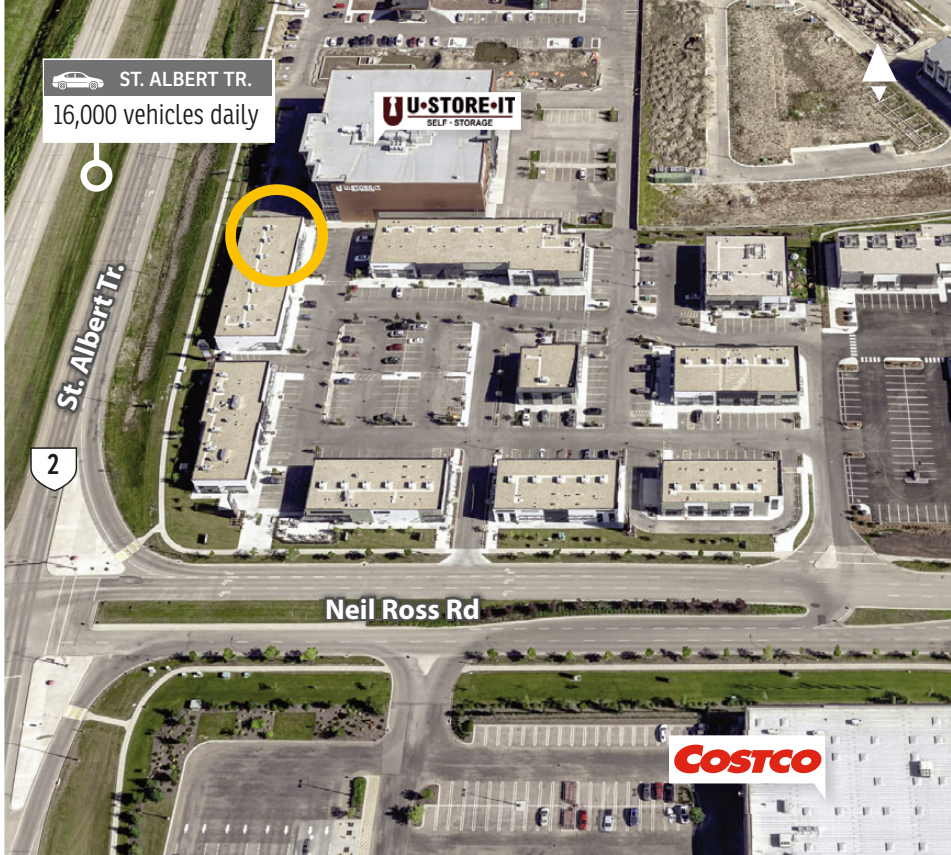
CELEBRATING

50 YEARS

1973-2023



- » High traffic location and excellent visibility on St. Albert Tr.
- » Nine-building commercial centre built in 2020.
- » Shadow anchored by Costco and other national chains located directly south



THE OFFERING

- » This offer is a real estate offering, not an offering for the business within.
- » Fully leased to Therapeutic Body Concepts

PROPERTY INFORMATION

ADDRESS: 1115 St. Albert Tr., St. Albert , AB
 LEGAL ADDRESS: Condo Plan 2022681
 ZONING: CC (Corridor Commercial)
 YEAR BUILT: 2020
 UNIT AREA: 2,568 sq. ft. – Unit 560/570
 PARKING: 227 paved parking stalls (total)

SALE INFORMATION

TENANT:
 Therapeutic Body Concepts
 NOI: \$92,448
 CAP RATE: 6.6%
 CONDO FEES/OP. COSTS: \$12.00 per sq. ft.
 PRICE: \$1,400,000



St. Albert Demographics

Population
72,917

Average Household Income
\$147,125

Median Age
42.8

Current Consumption per Person

\$17,618
FOOD

\$6,215
HEALTH CARE

\$6,882
RECREATION

\$2,880
PERSONAL CARE

\$5,133
LIQUOR/TOBACCO

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.



Source: Statistics Canada