

**BUILDING 2
SOLD OUT**

**NOW SELLING
BUILDING 6**

Riverbank Landing Professional Building

COMMERCIAL CONDOS – MAIN FLOOR UNITS
UP TO 5,415 SQ. FT. AVAILABLE

1290 BELLEROSE DRIVE, ST. ALBERT, AB

FOR SALE OR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

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 **RIVERBANK LANDING**
LIFE IN BALANCE
www.riverbanklanding.ca

 **BOUDREAU**
Communities Ltd.





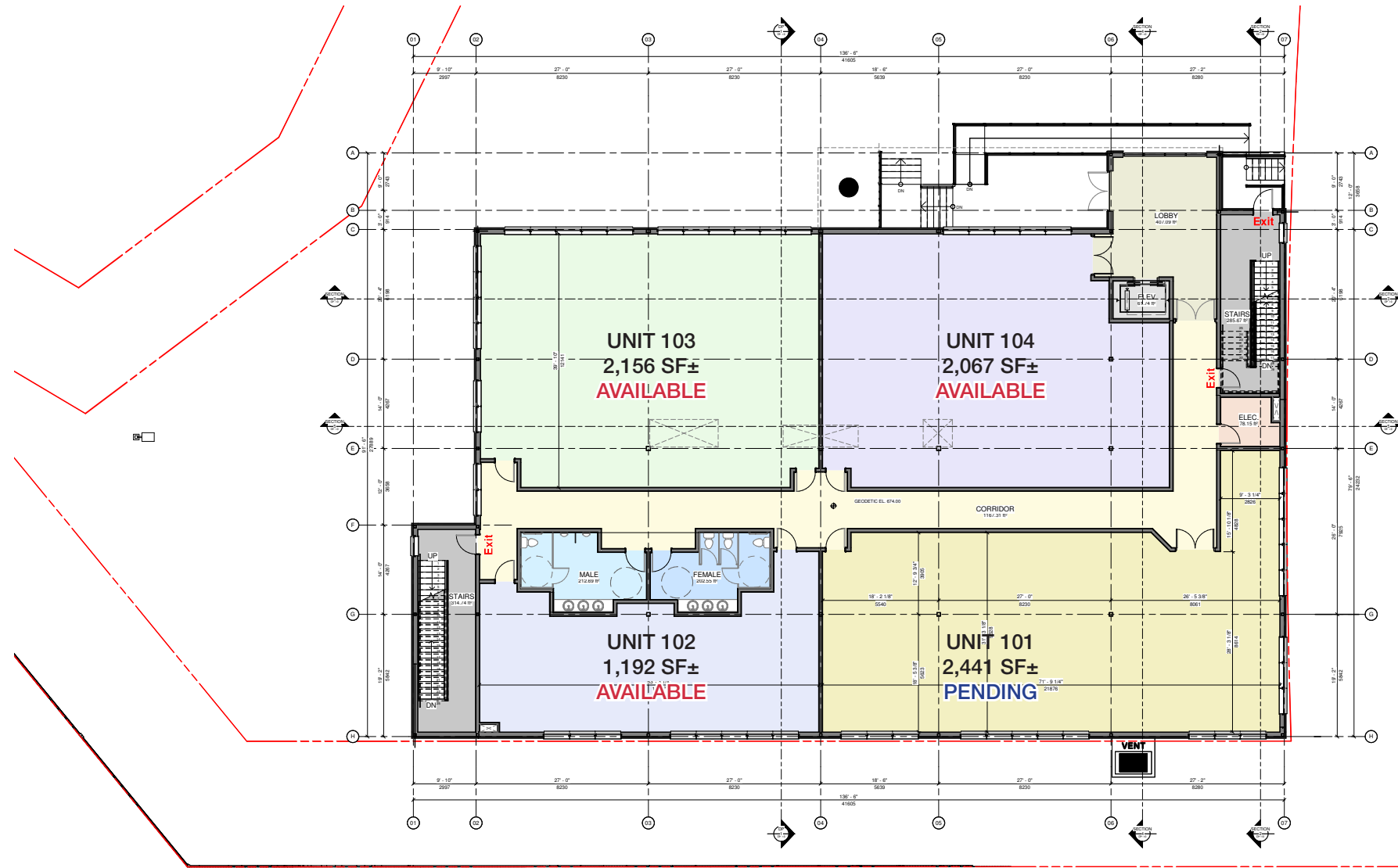
THE PROPERTY

- A unique chance to secure space in Riverbank Landing, St. Albert's most sought-after mixed-use destination on the Sturgeon River. Commercial units in Phase 1 sold out in advance of completion!
- Centrally located in St. Albert, an affluent bedroom community to Edmonton with a population of over 70,000
- Direct access and exposure to Bellerose Drive
- Ability to cater directly to a vibrant community of an anticipated 1,400 on-site residents
- Ideal opportunity for a wide range of retail or professional/medical uses, including daycare operators
- **Main Floor:** 1,192 sq. ft. up to 5,415 sq. ft. available, with numerous demising and size options
- **Pricing:** \$550 per sq. ft. (Sale); Leasing option also available (Market Rates)
- **Expected Completion:** Q1-Q2 2027



FLEXIBILITY WITH DEMISING OPTIONS

MAIN FLOOR – 1,192 SQ. FT. up to 5,415 SQ. FT.



PROPERTY DETAILS

Main Floor

Up to 5,414 SF± with demising options:

Unit 101 – 2,441 SF± **PENDING**

Unit 102 – 1,192 SF± **AVAILABLE**

Unit 103 – 2,156 SF± **AVAILABLE**

Unit 104 – 2,067 SF± **AVAILABLE**

Second Floor

SOLD

Third Floor

SOLD

Anticipated Occupancy

Q1-Q2 2027

Sale Price

\$550/sq.ft.

Property Taxes

Estimated at \$8.25.sq. ft./annum (2026)

Net Rental Rate

Market

Additional Rent

Estimated at \$11.00/sq. ft./annum (2026)

Zoning

DCMU (Direct Control Mixed-Use)

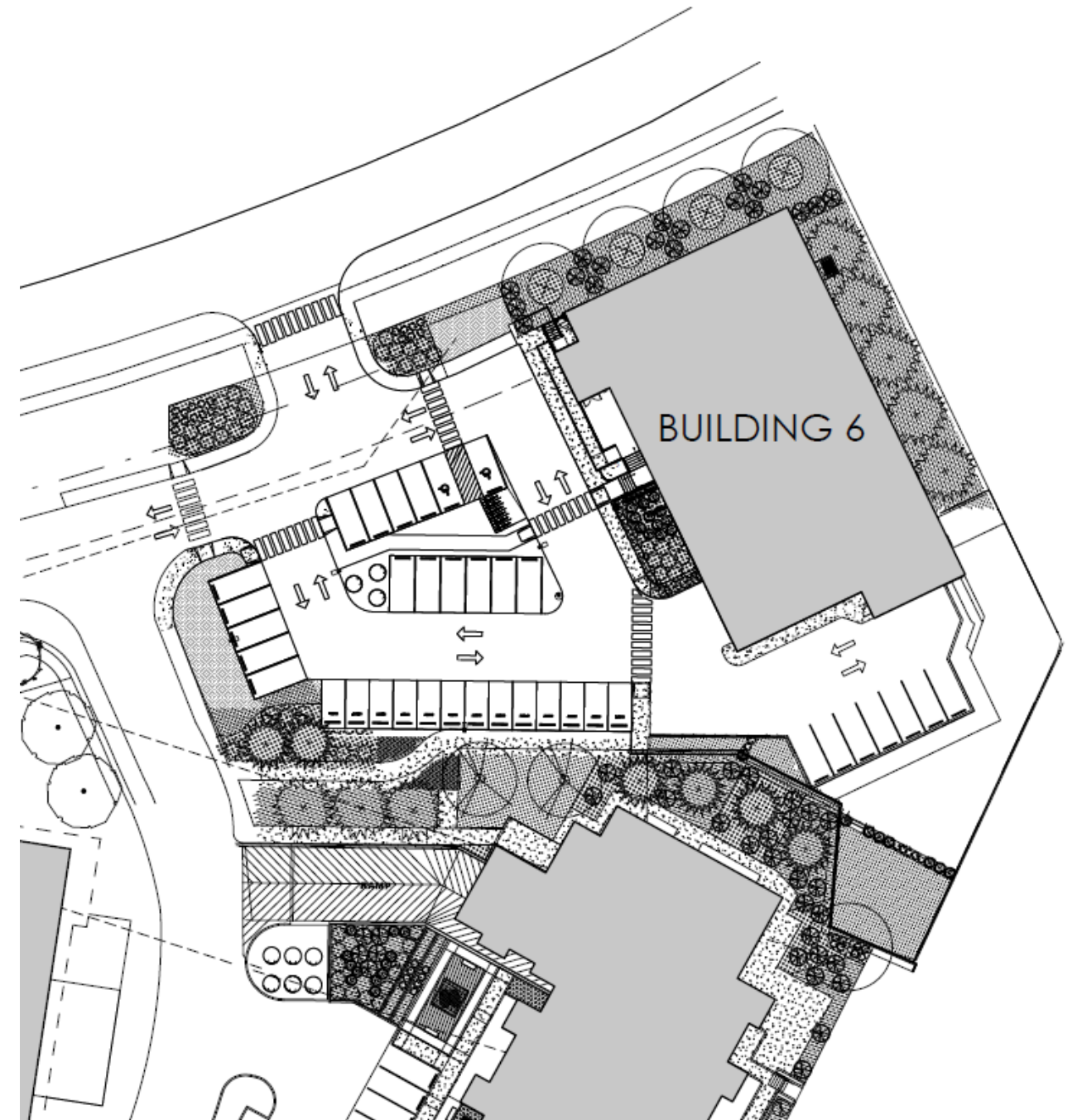
Parking

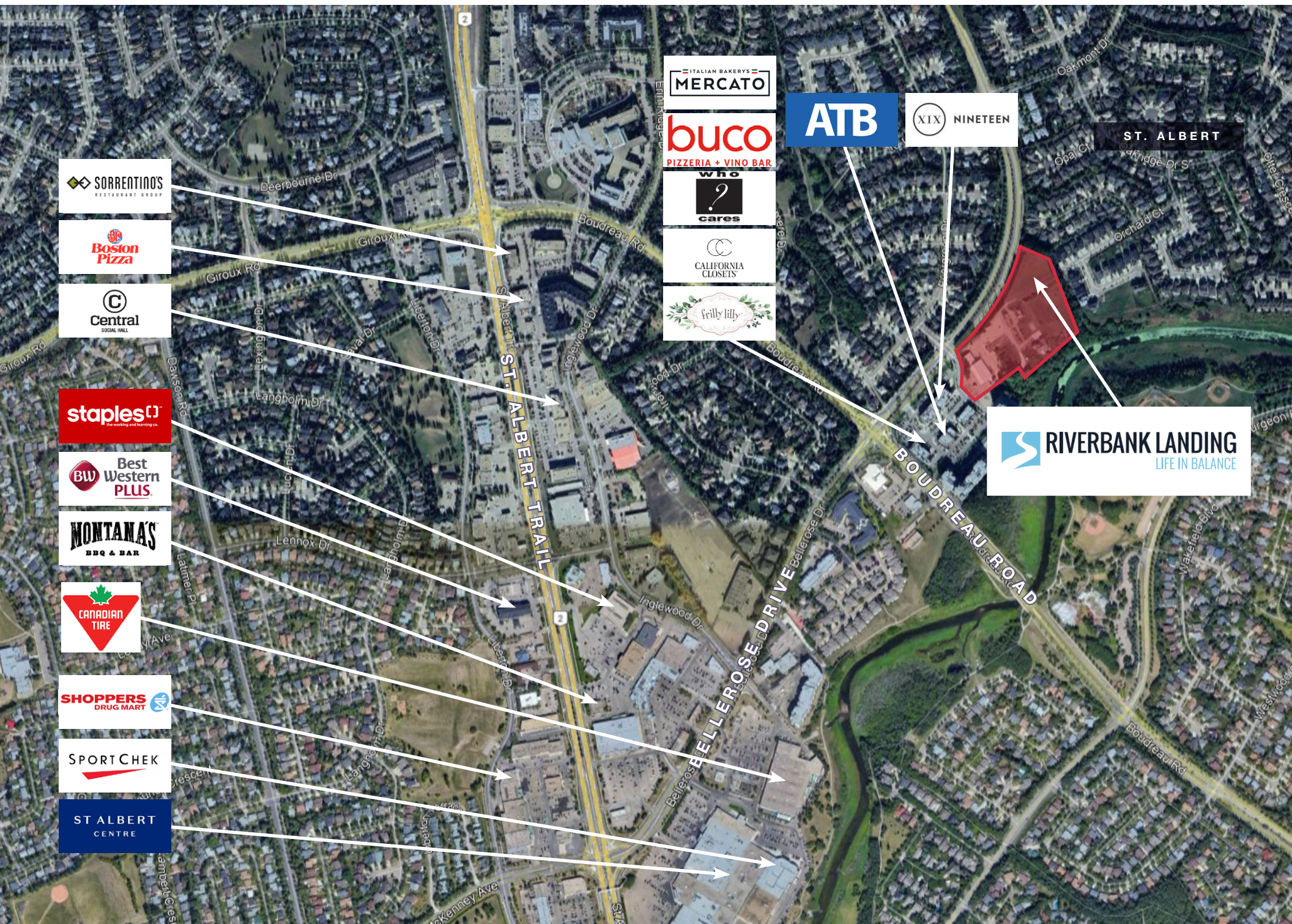
26 surface parking stalls; 32 underground parking stalls





SITE PLAN





DEMOGRAPHICS

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



77,291
DAYTIME
POPULATION



1.7%
ANNUAL
GROWTH
2023-2028



28,489
HOUSEHOLDS

\$149,178
AVERAGE
HOUSEHOLD
INCOME



22,717
EMPLOYEES

1,820
BUSINESSES



\$2.7 B
TOTAL
CONSUMER
SPENDING

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