

**BUILDING 2  
SOLD OUT**

**NOW SELLING  
BUILDING 6**

# Riverbank Landing Professional Building

COMMERCIAL CONDOS – MAIN FLOOR UNITS  
UP TO 9,285 SQ. FT. AVAILABLE

290 BELLEROSE DRIVE, ST. ALBERT, AB

RENDERING

**FOR SALE OR LEASE**



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



780 436 7410



NAI EDMONTON.COM

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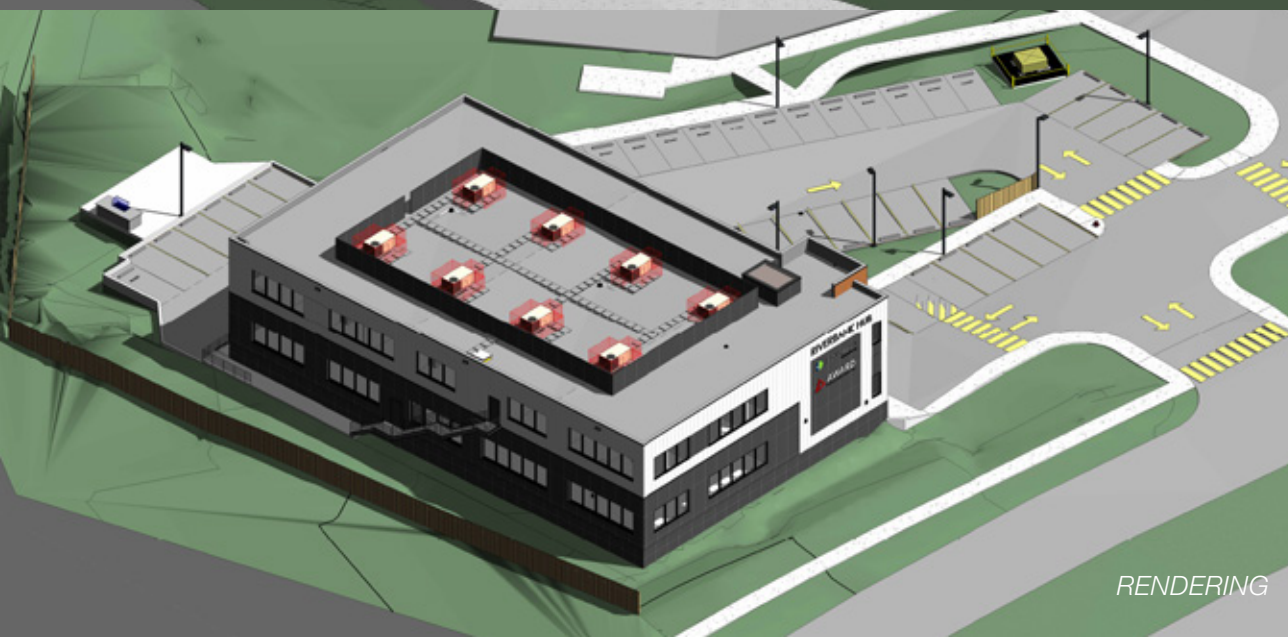
 **RIVERBANK LANDING**  
LIFE IN BALANCE  
[www.riverbanklanding.ca](http://www.riverbanklanding.ca)

 **BOUDREAU**  
Communities Ltd.

**NAI Commercial**



RENDERING



RENDERING



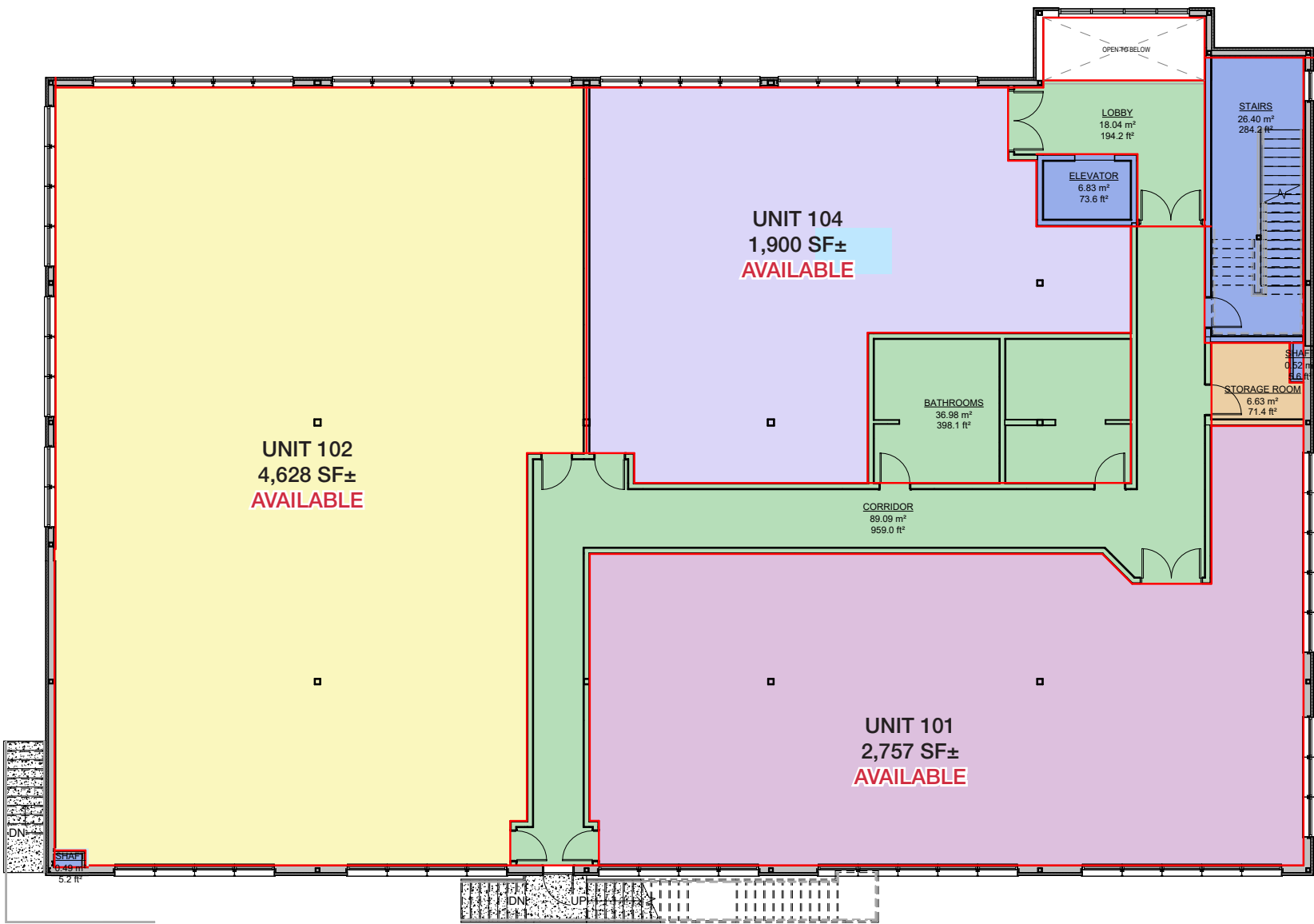
RENDERING

# 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:** 1,900 sq. ft. up to 9,285 sq. ft. available, with multiple demising and size options
- **Pricing:** \$550 per sq. ft. (Sale); Leasing option also available (Market Rates)
- **Expected Completion:** Q4 2027 - Q1 2028

FLEXIBILITY WITH DEMISING OPTIONS

MAIN FLOOR – 1,900 SQ. FT. up to 9,285 SQ. FT.



PROPERTY  
DETAILS

Main Floor

Up to 9,285 SF± with demising options:

Unit 101 – 2,757 SF± **AVAILABLE**

Unit 102 – 4,628 SF± **AVAILABLE**

Unit 104 – 1,900 SF± **AVAILABLE**

Second Floor

SOLD

Anticipated Occupancy

Q4 2027 - Q1 2028

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

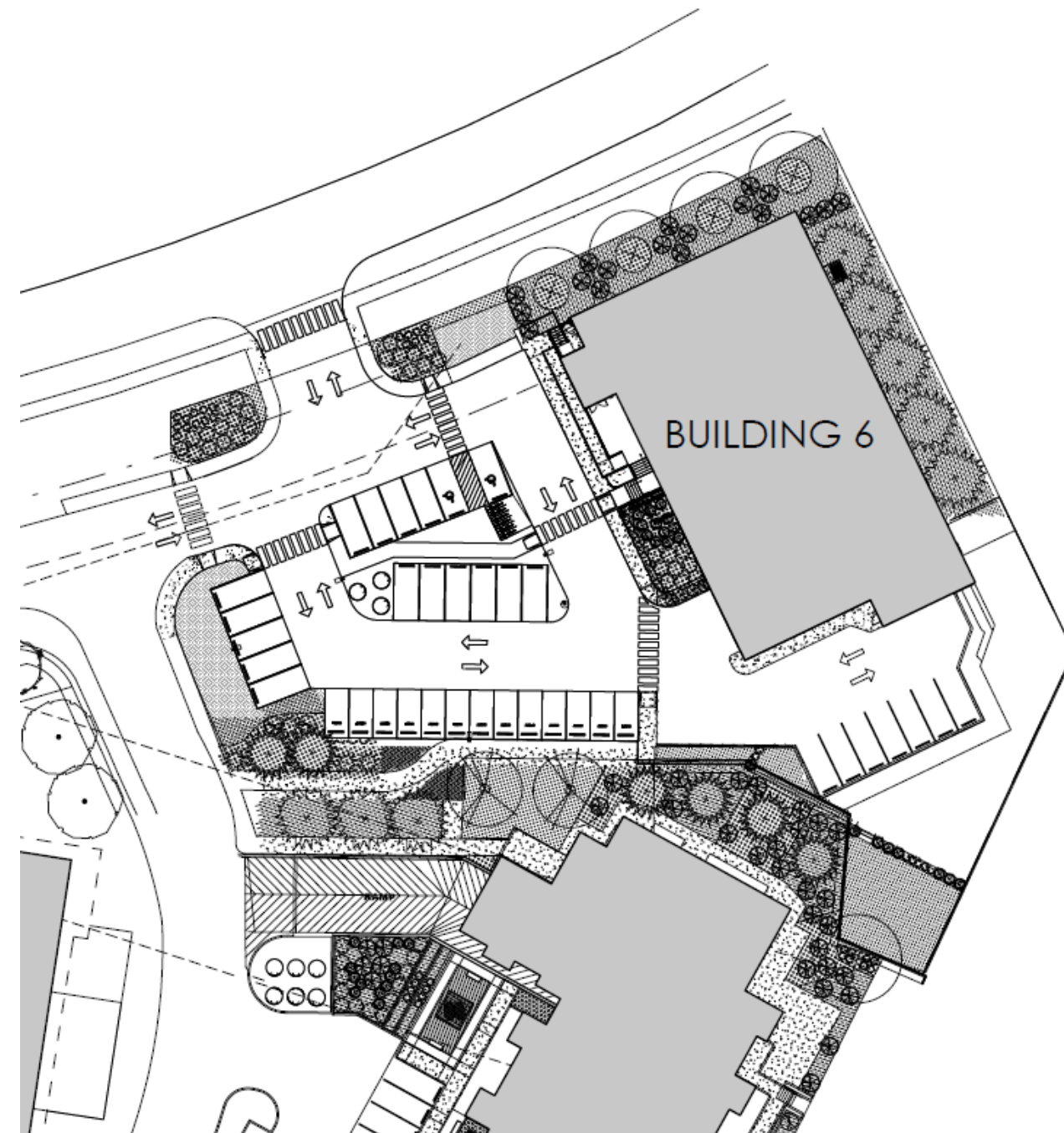
DCMU (Direct Control Mixed-Use)

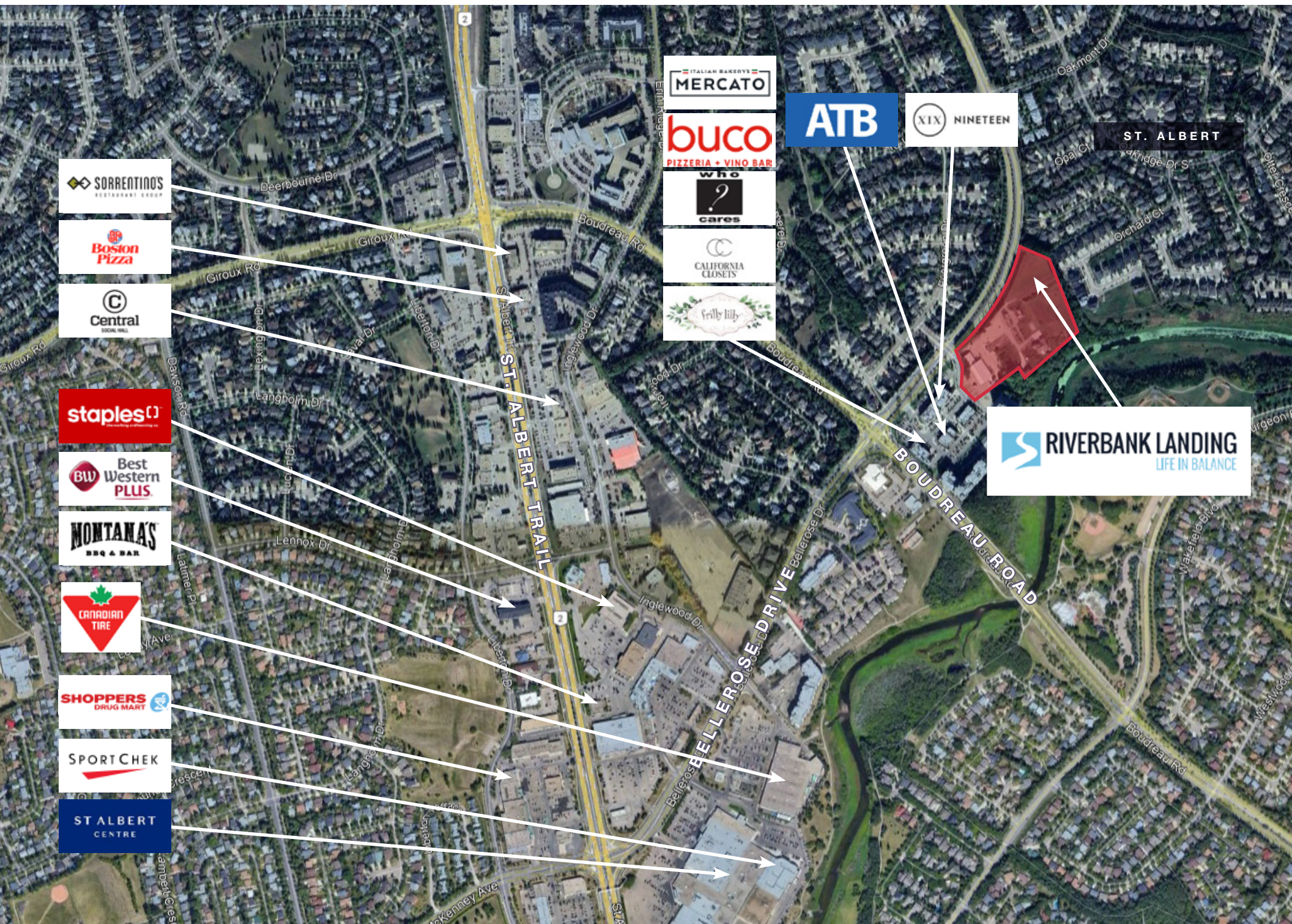
Parking

37 surface parking stalls; 23 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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