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85 NEIL ROSS ROAD FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
St. Albert, Alberta


Listing ID:
35045

MLS ID:
A2303409

\$36



 **BOB SHEDDY**
 (403) 324-2222

 Century 21 Masters

 85 Neil Ross Road , St. Albert , Alberta T8N 7W1

Transaction Type
For Lease

Subdivision
NONE

Building Type
Commercial Mix,Free-Standing,Major Shopping,Retail

Year Built
2027

Structure Type
Retail

Property Type
Commercial

Property Sub Type
Retail

Building Area (Sq. Ft.)
1500.00

Building Area (Sq. M.)
139.35

Inclusions
None

Restrictions
None Known

Reports
Other Documents

Position your business in one of St. Albert's fastest-growing commercial corridors with this exciting new retail development, slated for completion in 2027. Offering flexible unit sizes ranging from 1,500 to 3,000 sq. ft., the development will feature modern construction with high-efficiency HVAC systems, attractive tenant improvement allowances, and ample shared parking. Strategically located in the thriving Erin Ridge North area, this site benefits from exceptional exposure and accessibility, surrounded by strong residential growth, established retail anchors. The property sits just minutes from major arterial routes including St. Albert Trail (Highway 2), driving consistent daily traffic and visibility. Neil Ross Road itself is planned as a key east-west connector, further enhancing accessibility and future traffic flow as development continues in the area.

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