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85 NEIL ROSS ROAD FOR LEASE

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Commercial Real Estate > Commercial Property for Lease



Location
St. Albert, Alberta


Listing ID:
35054

MLS ID:
A2306227

\$36



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

 Century 21 Masters

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

Transaction Type For Lease	Lease Amount 36.00	Lease Frequency Annually
Subdivision Erin Ridge North	Year Built 2027	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 3000.00
Building Area (Sq. M.) 278.71	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, 3,000 and 6,000 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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