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## 85 NEIL ROSS ROAD FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
St. Albert, Alberta


**Listing ID:**  
35055

**MLS ID:**  
A2306228

**\$36**



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

 Century 21 Masters

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

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 36.00	<b>Lease Frequency</b> Annually
<b>Subdivision</b> Erin Ridge North	<b>Year Built</b> 2027	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 6000.00
<b>Building Area (Sq. M.)</b> 557.41	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> 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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