

## **\$475,000 - 430 1115 St Albert, St. Albert**

MLS® #E4417980

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Erin Ridge North, St. Albert, AB

Located in Erin Ridge Retail Plaza, this 1,023 sq. ft. retail space offers prime positioning within a shopping center along St. Albert Trail. Benefit from excellent exposure to an average of 40,226 vehicles daily, high-visibility signage opportunities, and convenient access to 227 parking stalls. Surrounded by an established tenant mix, including Cure MD, Erin Ridge Childrens™s Academy, Wild Wing, Fast Fired by Carbone, Basha Donair, and Tandoori Fusion, this property is ideal for a wide range of uses under CC Corridor Commercial Zoning.

Built in 2020

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4417980  |
| Price      | \$475,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2020      |
| Type       | Retail    |
| Status     | Active    |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 430 1115 St Albert |
| Area        | St. Albert         |
| Subdivision | Erin Ridge North   |



|             |            |
|-------------|------------|
| City        | St. Albert |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T8N 7X6    |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 121                |
| Zoning         | Zone 24            |

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Listing information last updated on May 14th, 2025 at 11:02pm MDT