Inglewood Square

19 Bellerose Dr St. Albert AB T8N 5E1
SITE INFORMATION PACKAGE

FOR LEASE





REED AND COMPANY INC. 200, 8712 51 Avenue - Edmonton, Alberta - T6E 5E8 Phone: (780) 482-3278 - Fax: (780) 482-4138

Site Information





Features

Bays: #70: 1,642 sq ft CAM: \$4.78/sq ft (2025) Taxes: \$4.60/sq ft (2025)

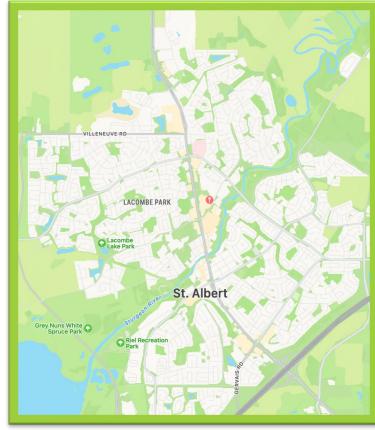
Details

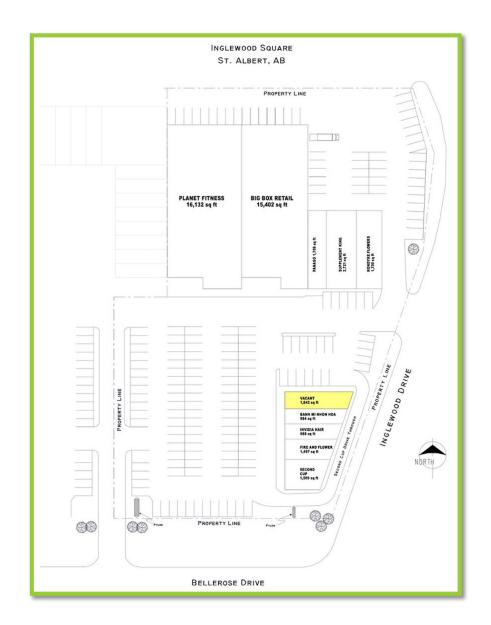
Primary Market: 27,000

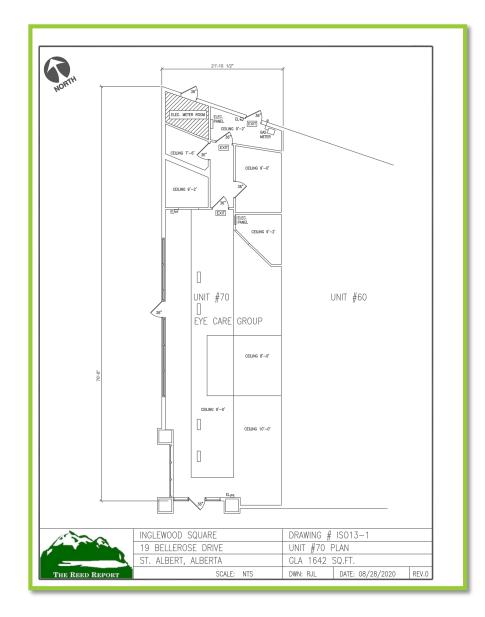
Traffic: 32,000 cars/day

Excellent exposure adjacent to Safeway and across

from St. Albert Centre and Canadian Tire.







Demographics

Attribute	Benchmark PR (48): Alberta, AB		Inglewood DT 5 Min		
	Value	Percent	Value	Percent	Index
Daytime Market					
DAYTIME MARKET					
Daytime population	5,476,410	85.48%	44,892	86.69%	101
Summary					
SUMMARY					
Total number of private households	1,704,013		20,582		
Total population	4,614,014		56,154		
DWELLING					
Average dwelling value \$	\$567,449		\$485,935		86
Home owners	1,237,293	72.60%	16,763	81.45%	112
Home tenants	455,560	26.73%	3,819	18.55%	69
EDUCATION					
College, CEGEP or other non-university certificate or diploma	715,309	19.07%	10,816	22.89%	120
INCOME					
Average household income \$	\$152,656		\$167,707		110

Contact Information

REED AND COMPANY INC.

200, 8712 51 Avenue NW

Edmonton, AB

T6E 5E8

Phone: (780) 482-3278

www.reedco.ca



The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purposes or made available to any other person without the prior written consent of REED AND COMPANY INC. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure the accuracy of the information at the time of its compilation but is is not guaranteed and no representation or warranty as to its accuracy or completeness is implied. This package is protected by copyright and reproduction in whole or in part in any way, is strictly prohibited without the express prior written consent of REED AND COMPANY INC.

