

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



Details

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

Features

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

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Edmonton, AB

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www.reedco.ca



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