

CONTACT: ALEX THOMSON (P) 780-498-8924 (E) athomson@wamdevelopment.com
www.wamdevelopment.com

PROJECT NAME: CITADEL VILLAGE

PROPERTY DESCRIPTION

A new development along St. Albert Road at Boudreau Road adjacent to the Sturgeon Hospital is a strategic retail location. Major retailers in the area include Wal-Mart, Save-On-Foods, Totem and Home Depot along with many other national retailers.

PROJECT ADDRESS: St. Albert Trail between Boudreau Road and Erin Ridge Road

PROJECT TIMING: Ready for Occupancy

PROJECT SIZE: 50,000 sq. ft.

TOTAL VACANT AREA: 1,500 sq. ft. (CRU B)

LEASE RATE: \$28.00 p.s.f.

OPERATING COSTS: \$12.40 p.s.f. (2011 Estimate)

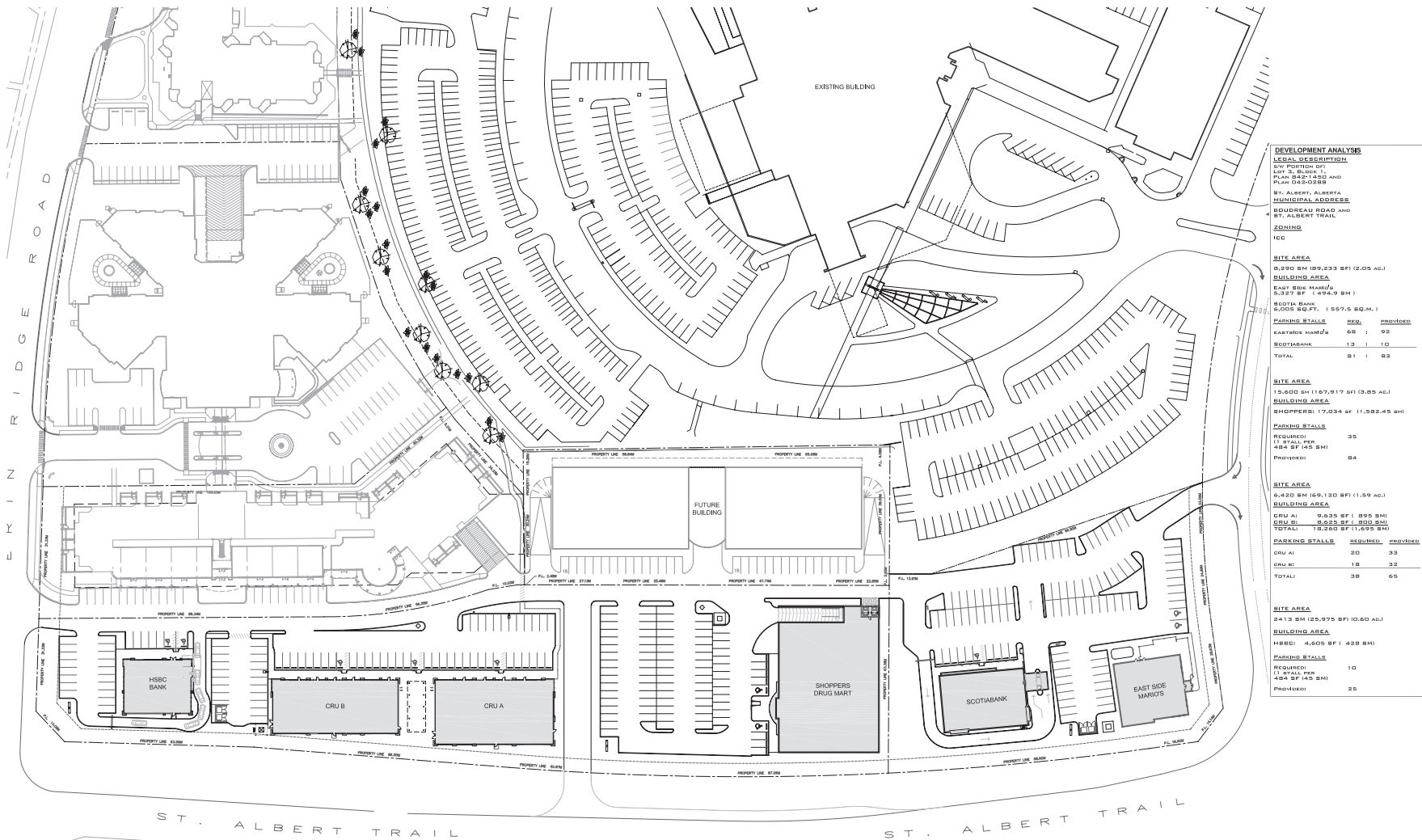
TI ALLOWANCE: \$15.00 p.s.f.

LEASING INQUIRIES: Alex Thomson
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GREATER EDMONTON



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DEVELOPMENT ANALYSIS

LEGAL DESCRIPTION
 SW PORTION OF
 L.P. 2, 2000 T.
 PLAN S42-1450 AND
 PLAN S050555

ST. ALBERT, ALBERTA
MUNICIPAL ADDRESS
 BOUDREAU ROAD AND
 ST. ALBERT TRAIL

ZONING
 ICD

SITE AREA
 0.290 SM (89,233 SF) (2.05 AC.)

BUILDING AREA
 EXISTING BUILDING
 9,337 SF (454.9 SM)

SCOTIABANK
 6,000 SQ.FT. (557.5 SQ.M.)

PARKING STALLS	REQ.	PROVIDED
KARAOKE HALL'S	68	92
SCOTIABANK	13	10
TOTAL	81	83

SITE AREA
 15.800 SM (157,917 SF) (3.85 AC.)

BUILDING AREA
 SHOPPERS! 17,034 SF (1,592.45 SM)

PARKING STALLS	REQUIRED	PROVIDED
REQUIRED:	35	
11 STALLS PER 484 SF (45 SM)		84
PROVIDED:		84

SITE AREA
 6.440 SM (69,120 SF) (1.59 AC.)

BUILDING AREA
 CRU A: 5,635 SF (895 SM)
 CRU B: 8,655 SF (800 SM)
TOTAL: 14,290 SF (1,695 SM)

PARKING STALLS	REQUIRED	PROVIDED
CRU A:	20	33
CRU B:	18	32
TOTAL:	38	65

SITE AREA
 2413 SM (25,975 SF) (6.60 AC.)

BUILDING AREA
 HSBK: 4,605 SF (428 SM)

PARKING STALLS	REQUIRED	PROVIDED
REQUIRED:	10	
11 STALLS PER 484 SF (45 SM)		25
PROVIDED:		25

CITADEL VILLAGE
ST. ALBERT, ALBERTA

MARCH 14, 2007

SITE PLAN

SCALE: N.T.S.



PROJECT TYPE: RETAIL & OFFICE PROJECT NAME: MARKET AT CITADEL VILLAGE LOCATION: ST. ALBERT, ALBERTA
 ADDRESS: ST. ALBERT TRAIL & BOUDREAU ROAD & ERIN RIDGE ROAD

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