

FOR LEASE

MAIN FLOOR COMMERCIAL UNITS

1135 St. Albert Trail, St. Albert, AB



HIGHLIGHTS

- 1,000 – 5,160 sq ft ± main floor space available
- Shell space ready for fixturing
- Located in the northern district of St. Albert along St. Albert Trail
- Excellent exposure and access to major thoroughfares

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ROYAL PARK
REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Main Floor Units For Lease | 1135 St. Albert Trail, St. Albert, AB

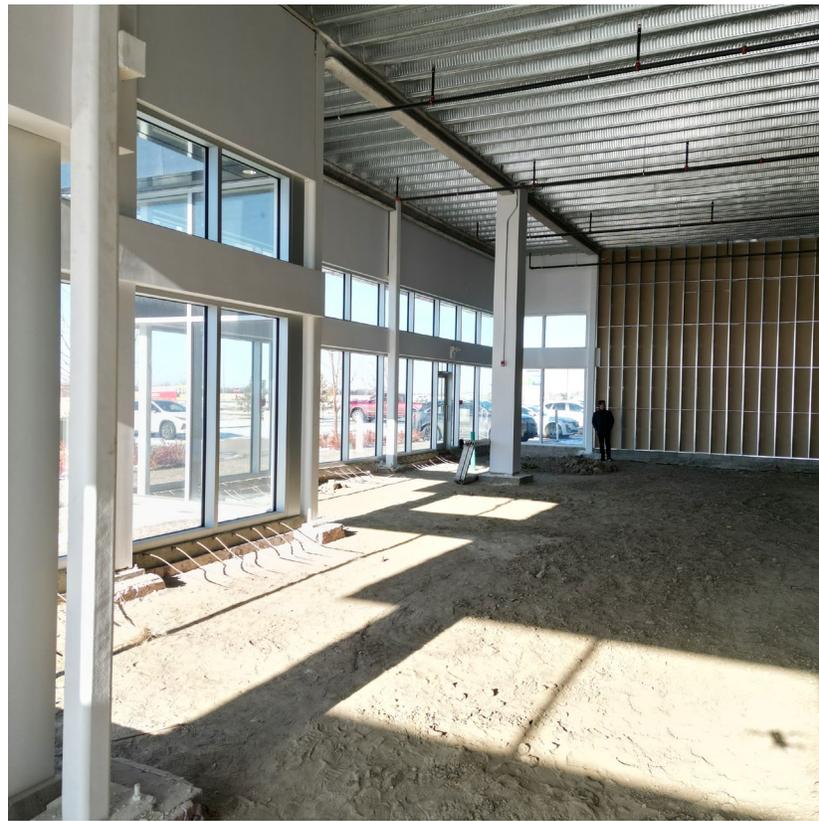


Financial Information:

Lease Rate:	Market
Op Costs:	\$12.50/sq ft (2024)
Possession:	Immediate

Property Details

MUNICIPAL ADDRESS	1135 St. Albert Trail, St. Albert, AB
LEGAL DESCRIPTION	Plan: 1720385; Block: 1; Lot: 5
ZONING	TCC (Trail Corridor Commercial)
VACANCY	1,000 - 5,160 sq ft ±
PARKING	28 dedicated stalls

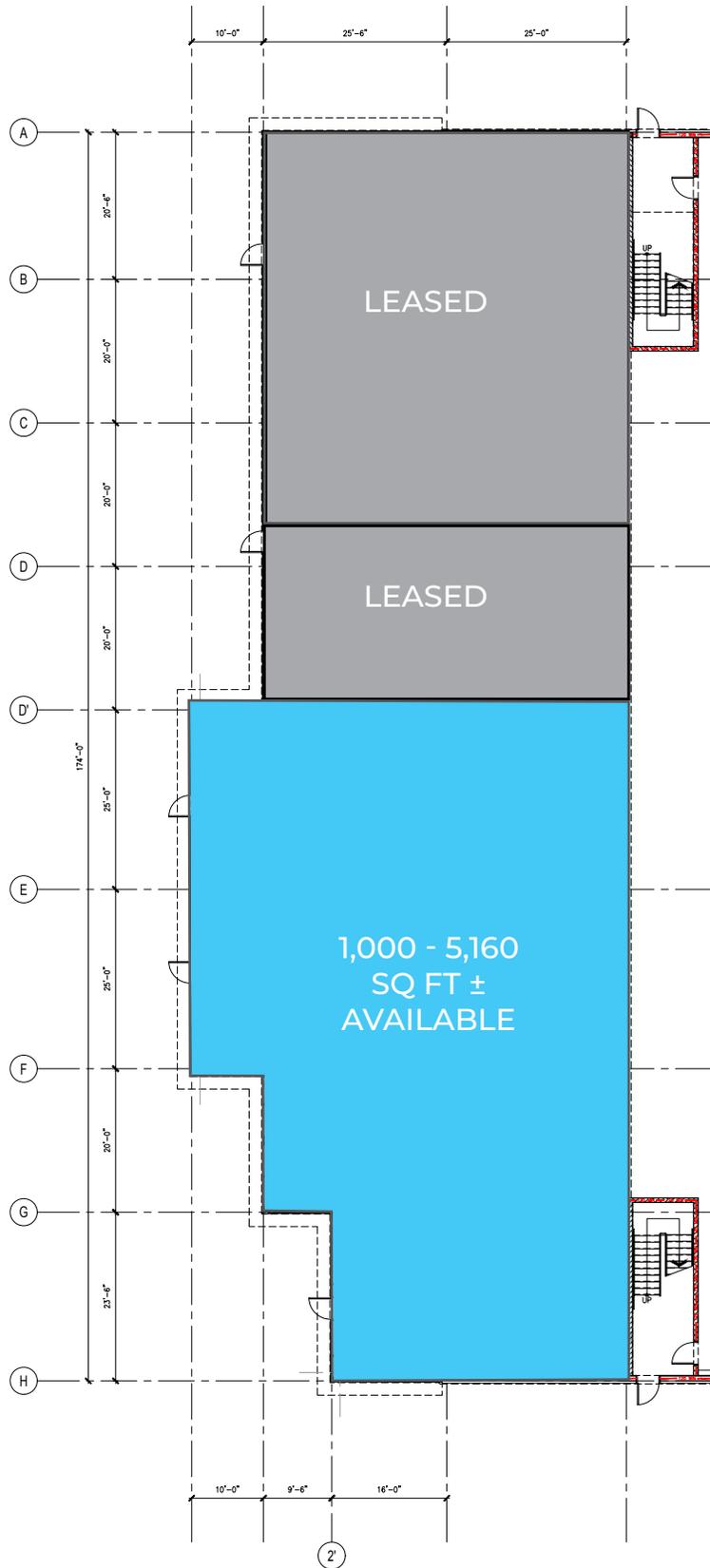


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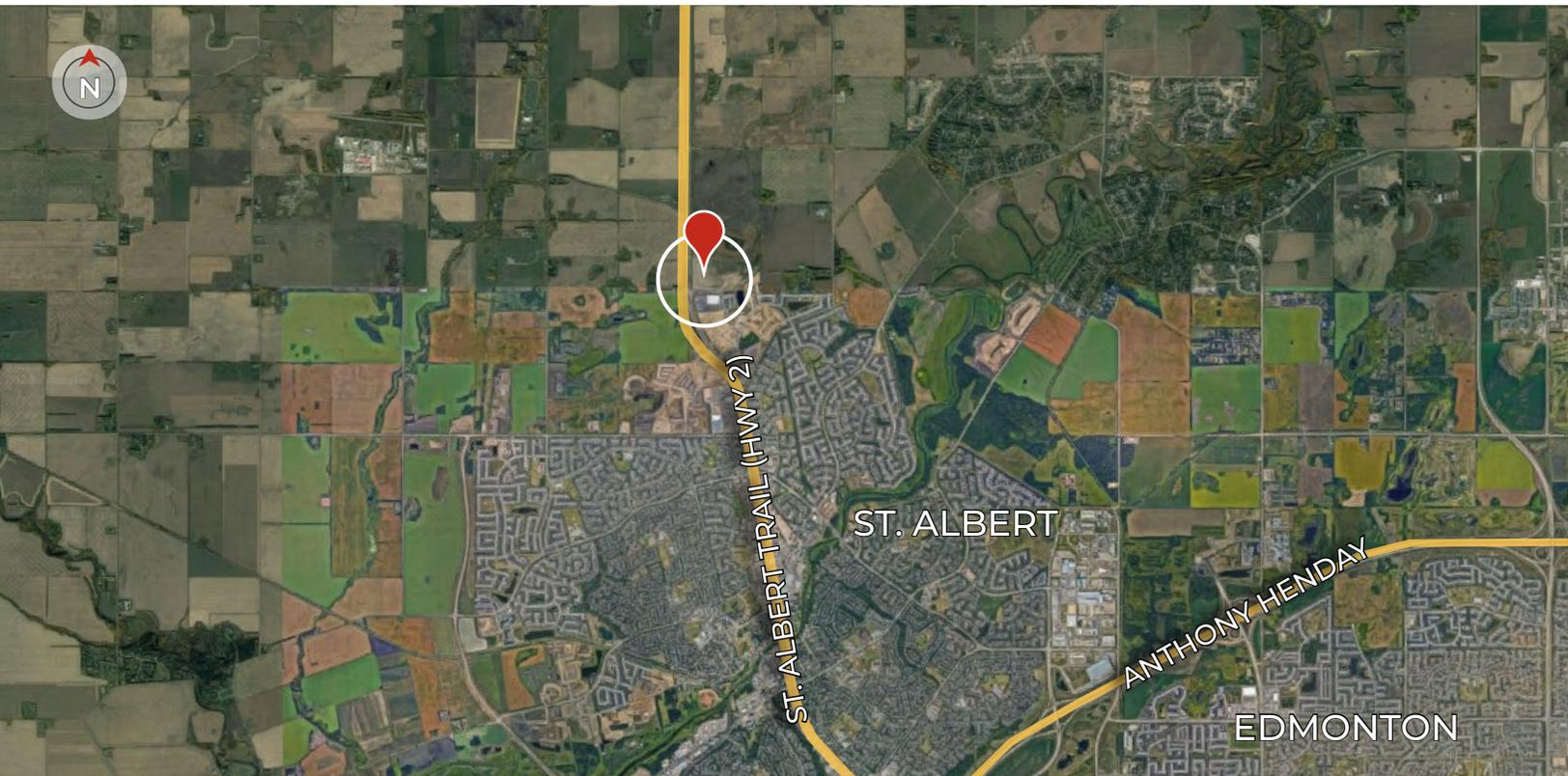


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St. Albert Demographics



30,000
VEHICLES PER
DAY



AMPLE
PARKING
ON-SITE



EXCELLENT
ACCESS



42
AVERAGE
AGE



68,232
POPULATION



\$119,905
AVERAGE
INCOME

Quality Based on Results, Not Promises.



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