

SABLE REALTY

PRICE REDUCTION
Lowered Base Rent



FOR LEASE

Three Prime Retail Opportunities
on St. Albert's Busiest Corridor

388 ST. ALBERT TRAIL

St. Albert, Alberta

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Three Commercial Opportunities Fronting St. Albert Trail

Located along St. Albert Trail — one of the city's busiest and most established commercial corridors — this property offers outstanding visibility, convenient access, ample on-site parking, and excellent signage opportunities. Constructed circa 1990, the ±14,309 SF retail building is positioned within a high-traffic retail node surrounded by national and local retailers that draw consistent daily activity.

PROPERTY DETAILS

Municipal Address 388 St. Albert Trail, St. Albert, AB

Legal Description Plan 8722135, Block 13, Lot 27B

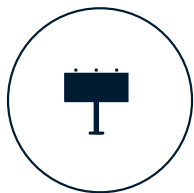
Additional Rent \$17 PSF (2025 Estimate)

Parking Ample

Zoning Trail Corridor Commercial (TCC)



Ample Parking
Directly on Site



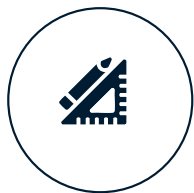
Signage Opportunities
Prominent Signage



Excellent Exposure
onto St. Albert Trail



Flexible Zoning
Allows for Variety of Use



New Construction
Modern Design



Build to Suit
Customizable Space

OPPORTUNITY #1

Build-to-Suit Space

Up to ±7,000 SF available, ideal for daycare operators, quick-service restaurants, or automotive service users (oil change/tire). The space can be custom-built to meet tenant requirements, offering a modern layout and strong exposure along St. Albert Trail.

Square Footage ±7,000 SF

Possession TBD

Rent Market

OPPORTUNITY #2

Price Reduction
Lowered Base Rent

Former Pub / Restaurant Space

A fully-fixture 5,973 SF restaurant and pub space is also available, featuring a walk-in cooler and freezer, restrooms, and an outdoor patio area — presenting an excellent turnkey opportunity for hospitality operators.

Square Footage 5,973 SF

Possession Immediate

Base Rent ~~\$36.00 PSF~~ **\$32.00 PSF**

Additional Rent \$17 PSF (Water and HVAC included)

OPPORTUNITY #3

Turnkey Vape Shop

A fully built-out ±1,350 SF vape shop is available, featuring custom millwork, illuminated wall display shelving, and generous back-of-house storage — presenting a strong turnkey opportunity for vape and specialty retail operators. Zoned Trail Corridor Commercial (TCC), the property accommodates a wide variety of commercial uses and is available for immediate occupancy.

Square Footage ±1,350 SF

Possession Immediate

Base Rent Market

Additional Rent \$17 PSF (Water and HVAC included)

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OPPORTUNITY #2



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OPPORTUNITY #2



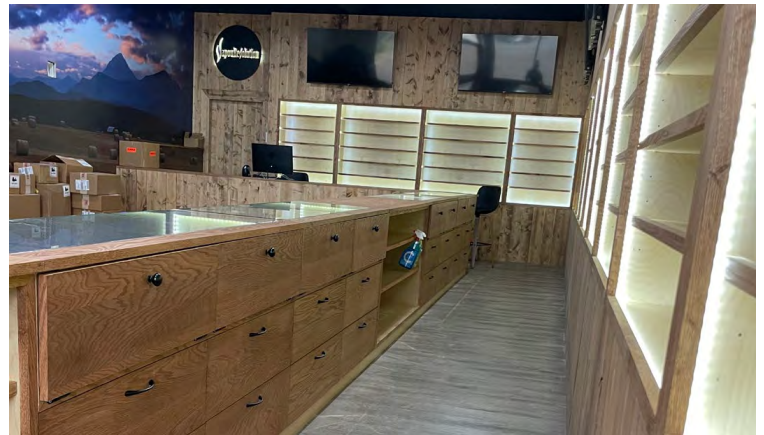
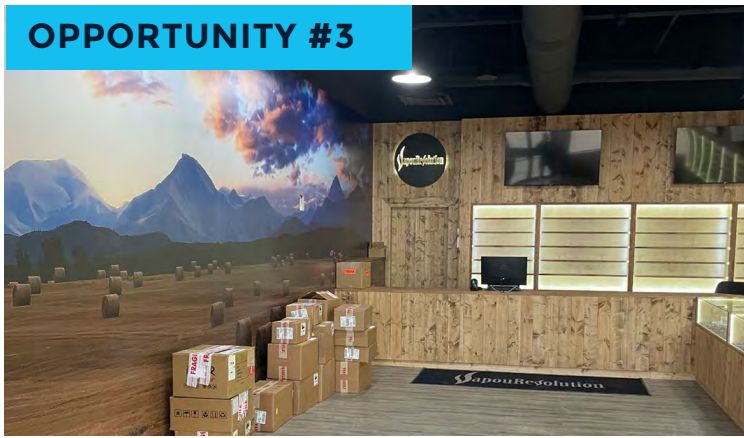
A wide-angle photograph of a single-story commercial building with a tan and brown facade. On the left, a tall signpost features logos for DQ Grill + Chill Drive Thru, Trail Eatery Bar, Wok House, and a Vape Shop. The building has several storefronts with signage for 'Trail Eatery Bar', 'Wok House', and 'The Camp Kitchen'. A dark blue entrance on the right is also labeled 'Trail Eatery Bar'. The building is surrounded by a paved parking lot and a grassy area in the foreground under a blue sky with scattered clouds.

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OPPORTUNITY #3



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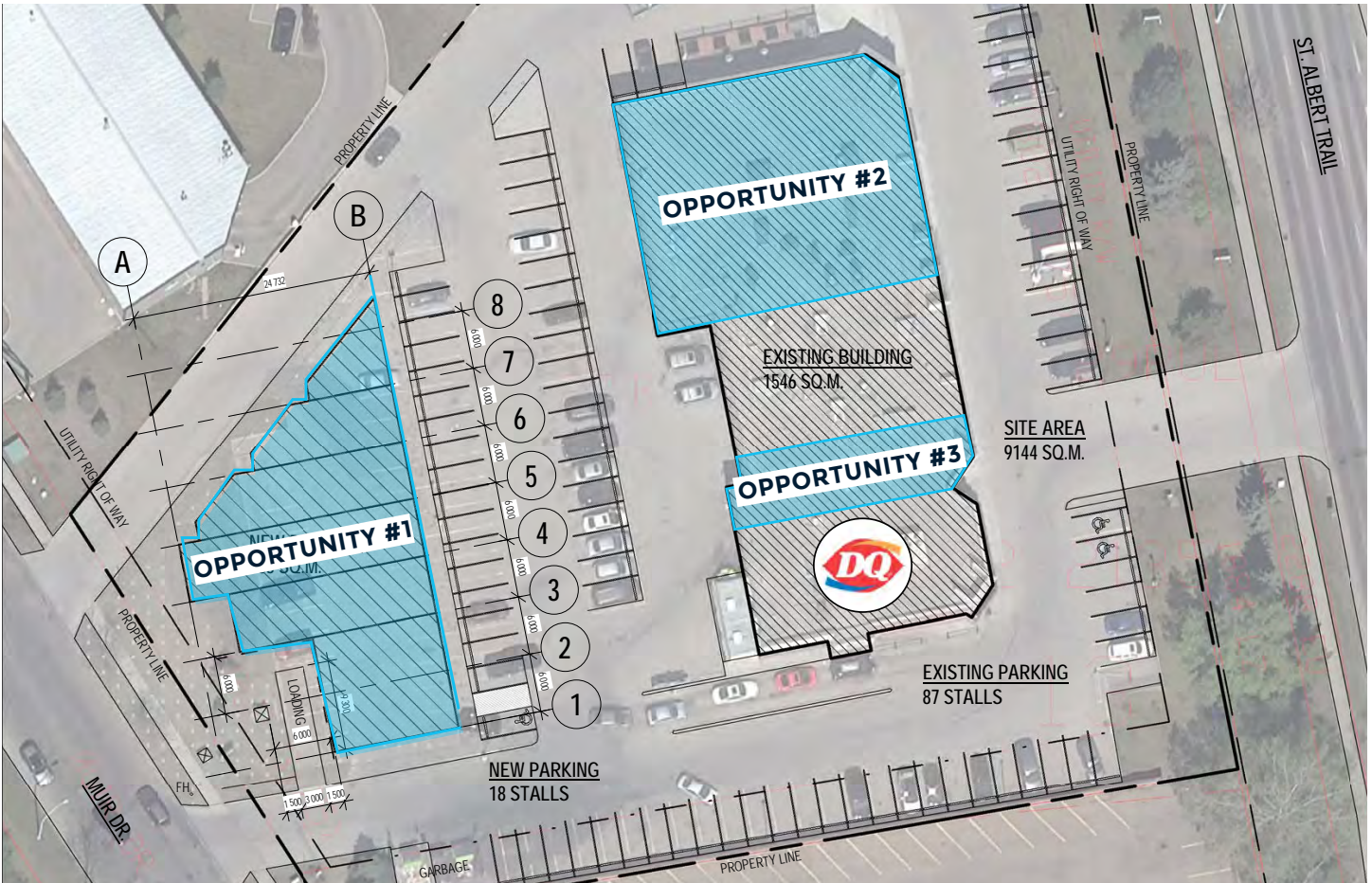
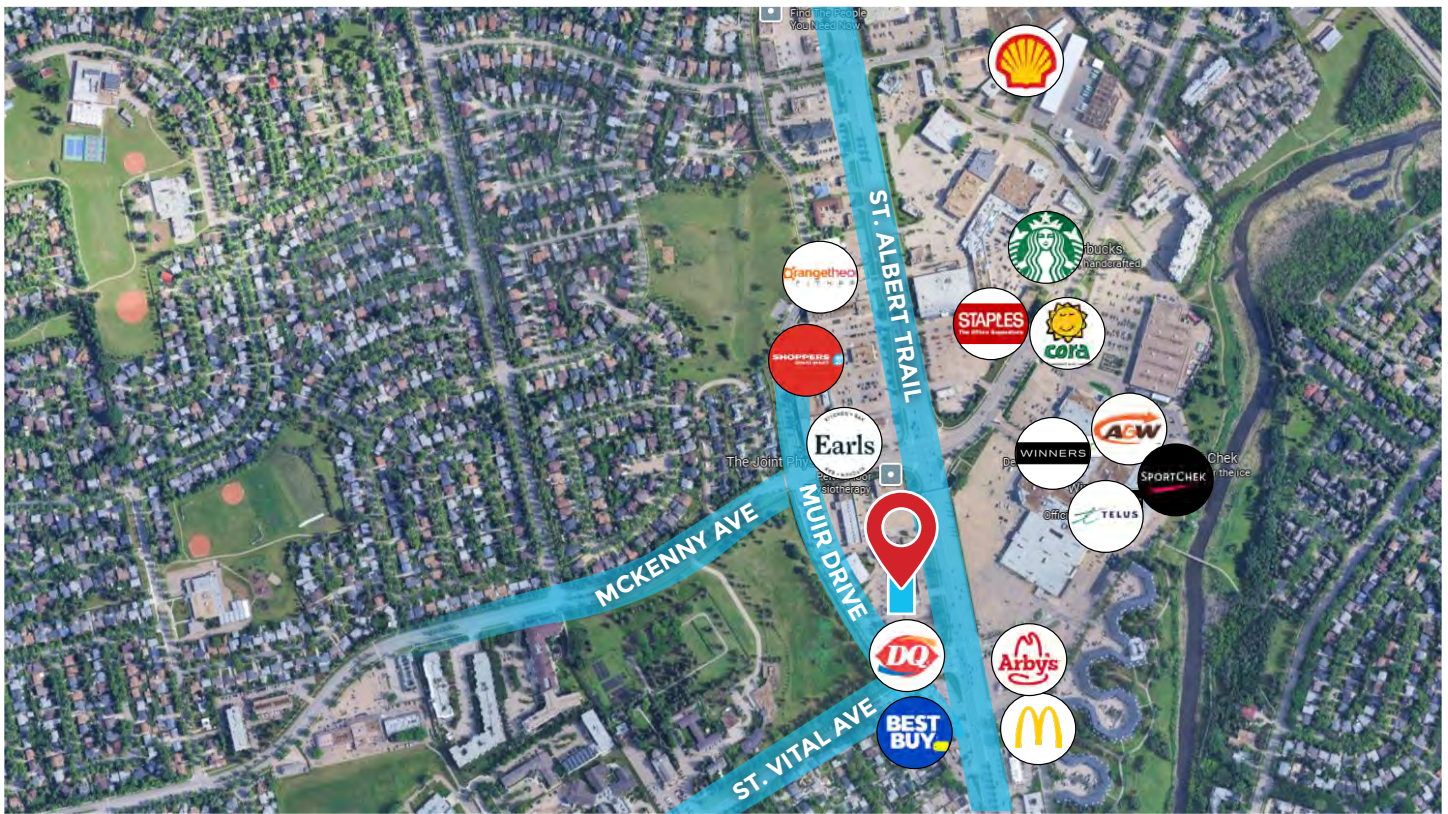
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ABOUT ST. ALBERT

- One of Alberta's fastest growing and most affluent communities
- Population of over 70,000 with one of the highest average household incomes in the province
- Family-oriented neighborhoods supported by schools, parks, and community amenities
- Strong residential growth driving demand for retail, dining, and services



ST. ALBERT TRAIL

- The city's busiest commercial corridor, connecting St. Albert to Edmonton, Anthony Henday Drive, and Yellowhead Trail
- High daily traffic volumes from both local residents and commuters
- A vibrant mix of national retailers, restaurants, and service providers
- Established as one of the most desirable retail destinations in the Greater Edmonton Region



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