

# FOR LEASE

## MAIN FLOOR COMMERCIAL UNITS

1135 St. Albert Trail, St. Albert, AB



### HIGHLIGHTS

- 1,000 – 5,160 sq ft ± main floor 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

### CONTACTS

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#201, 9038 -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:	\$27.50/sq ft
Op Costs:	\$12.50/sq ft (2022)
Possession:	Immediate

### Property Information

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

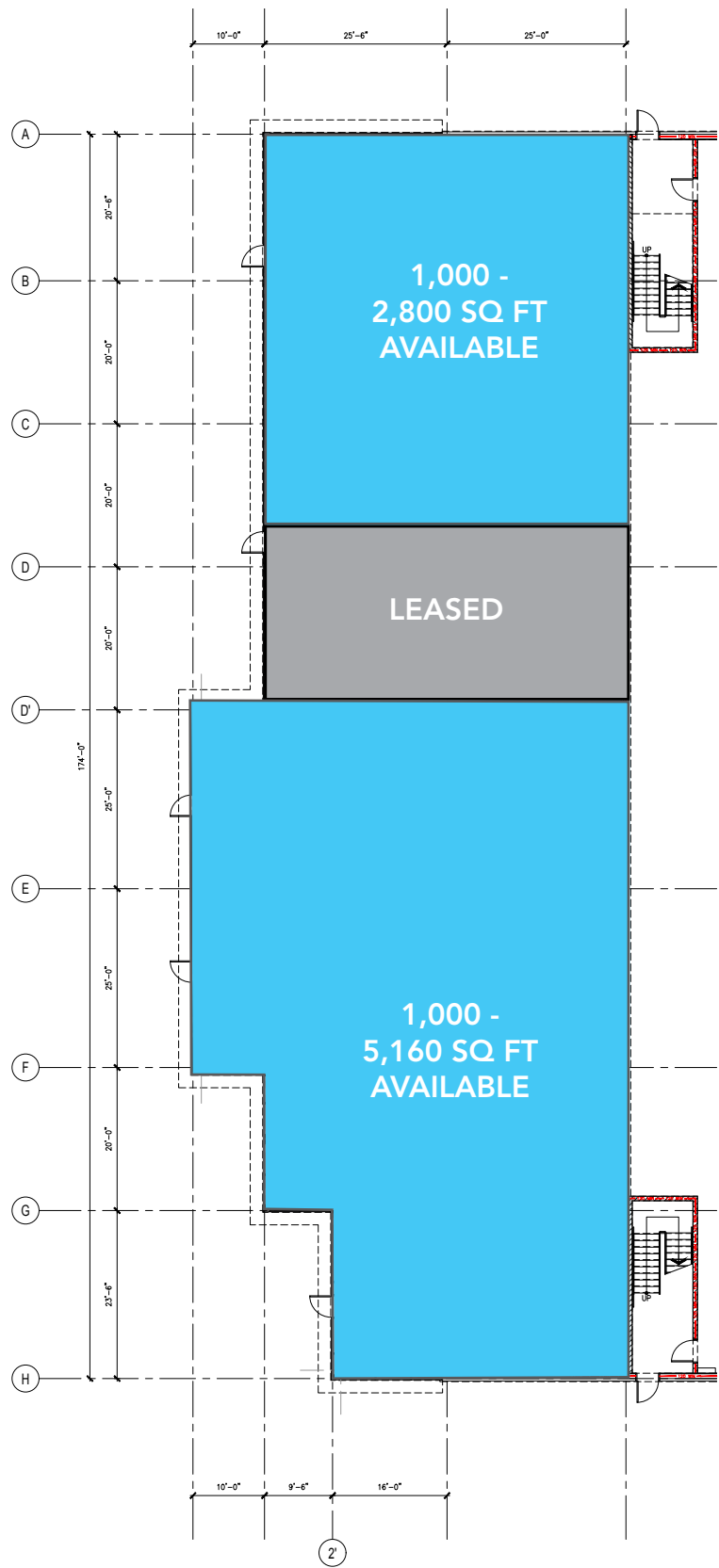


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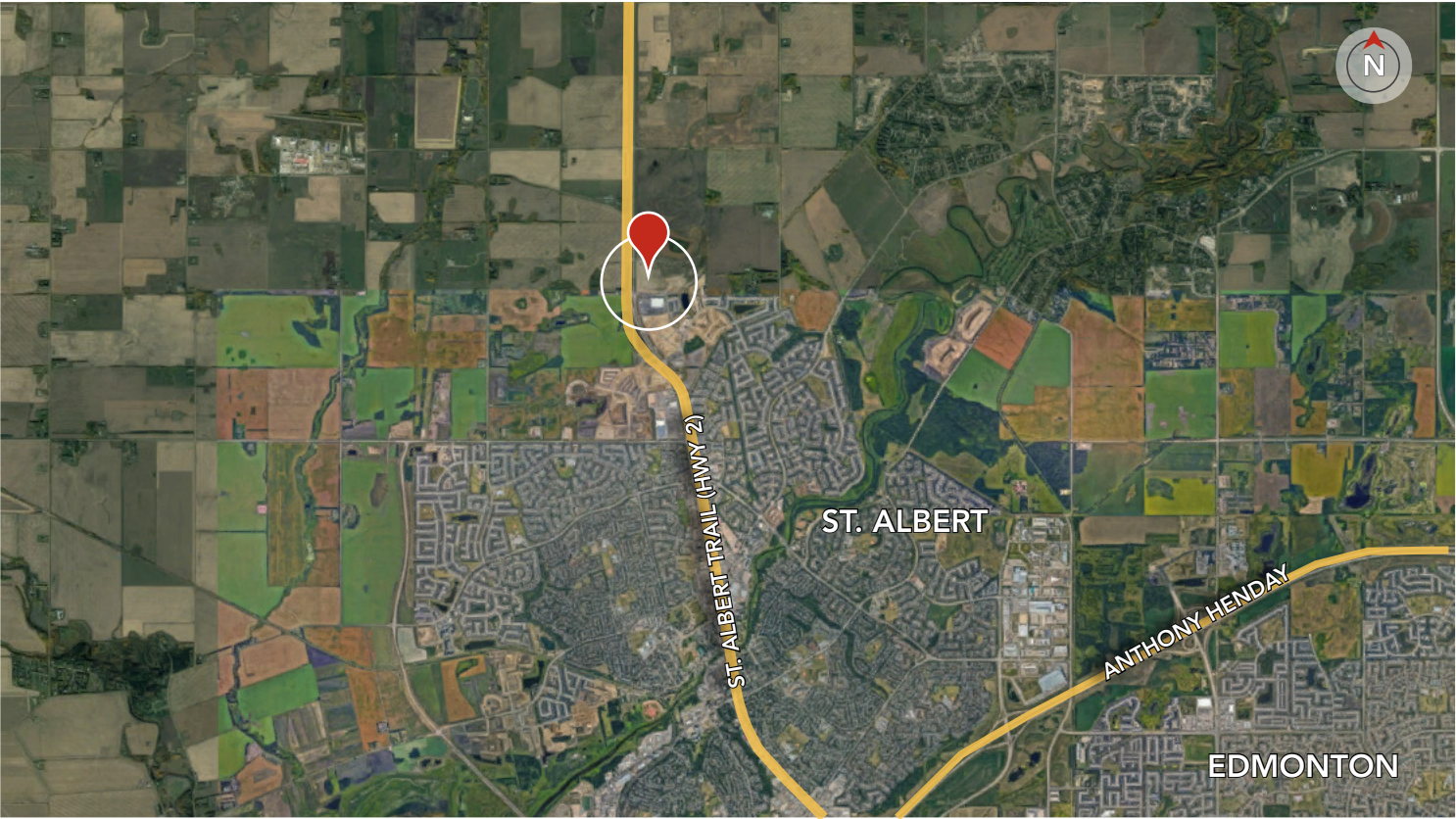
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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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.*

Contact Us For More Information

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