

# SALE/LEASE

70-585 ST. ALBERT TRAIL, ST. ALBERT, AB


±2,175 SQ. FT.



**PRIME ST. ALBERT TRAIL RETAIL /  
COMMERCIAL OPPORTUNITY**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

 [www.lizotterealestate.com](http://www.lizotterealestate.com)

 780.488.0888

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### PROPERTY INFORMATION

**Municipal Address:** 70-585 St. Albert Trail, St. Albert, AB

**Legal Address:** Plan: 0820609, Unit: 90

**Total Size:** ±2,175 Sq. Ft.

**Available Size:** ±1,768 Sq. Ft. \*Available for lease  
±407 Sq. Ft. \*Leased until May 2028

**Zoning:** CC (Corridor Commercial)

**Neighbourhood:** Inglewood neighbourhood

**Possession:** Immediately

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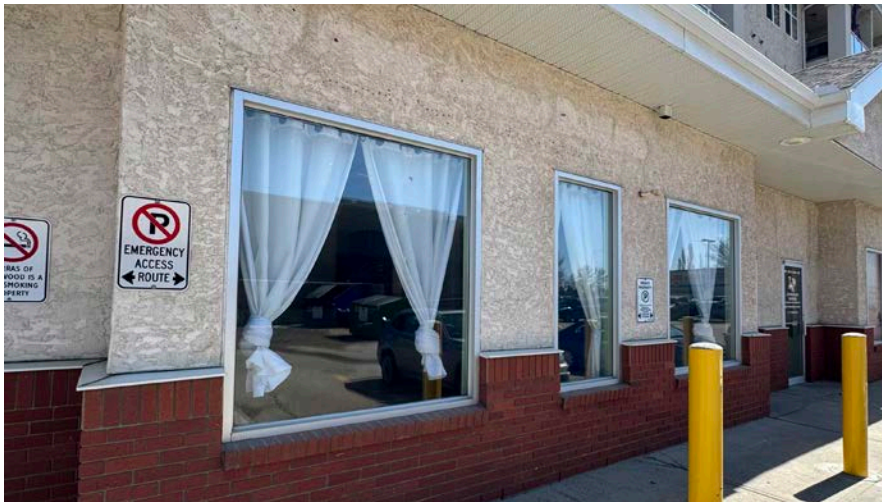
**Purchase Price:** \$900,00000

**Lease Rate:** \$23.00/Sq. Ft.

**OP Costs:** TBD

### PROPERTY HIGHLIGHTS

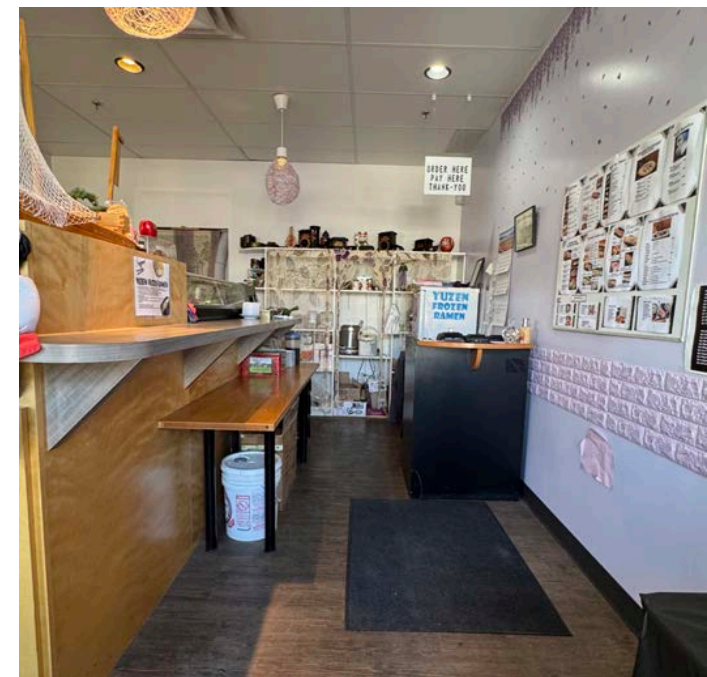
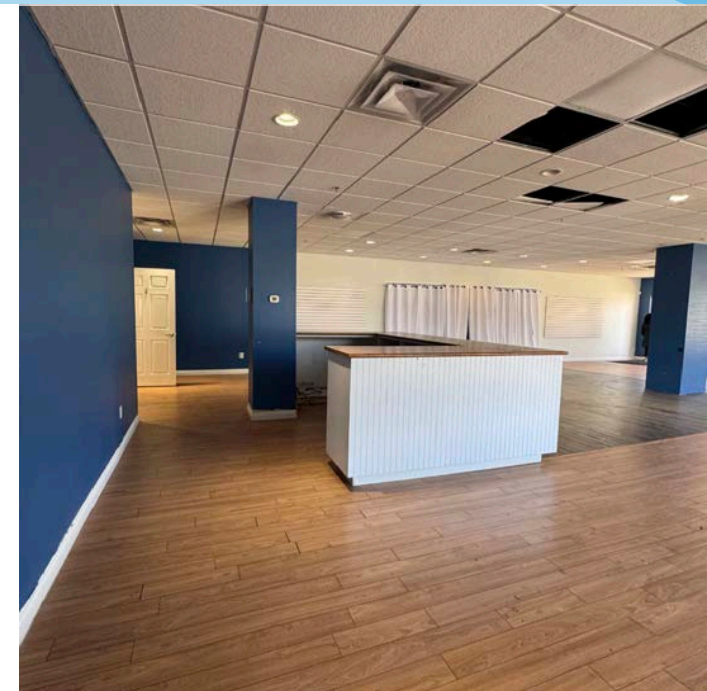
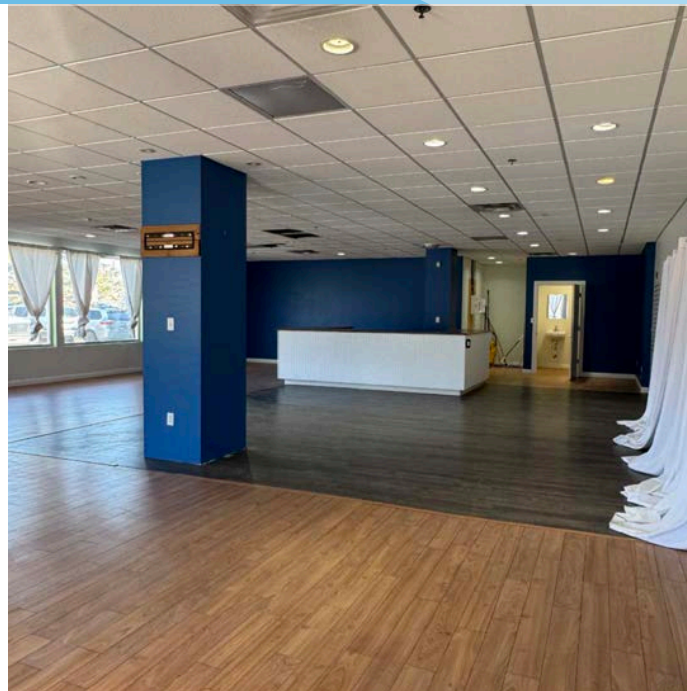
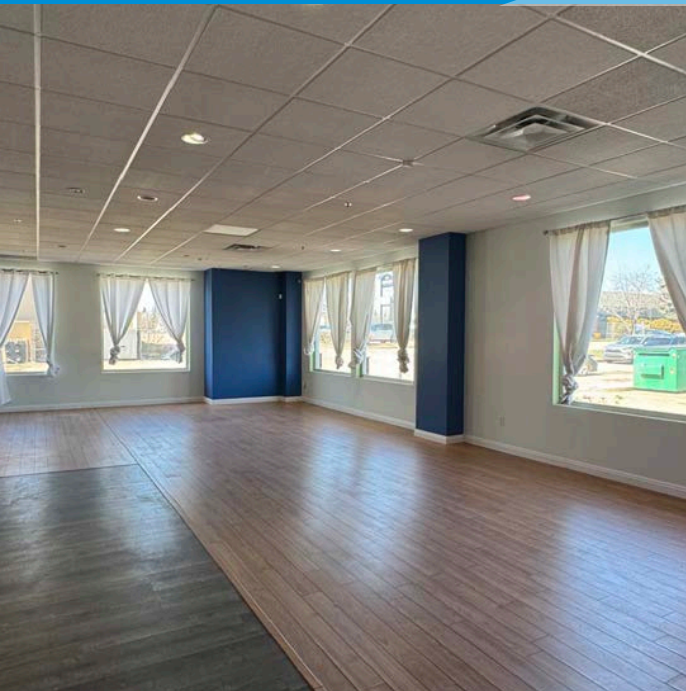
- Prominent corner retail bay with exposure to St. Albert Trail
- ±2,175 SF total property size
- ±1,768 SF available for immediate occupancy
- ±407 SF leased until May 2028, providing additional income potential
- Strong option for owner-user, investors, or tenants seeking a visible commercial location.
- Located on the main level of a 124-unit residential condominium building
- Open-floor concept with flexible layout potential



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## CONTACT

**Chuck Clubine**  
Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

**Tom Dean**  
Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

**James Estayo**  
Associate  
Cell: 780.991.3623  
Direct: 780.784.6550  
james@lizotterealestate.com

