

# FOR LEASE / TUDOR GLEN MARKET

SW CORNER OF ST. ALBERT TRAIL & GERVAIS ROAD, ST. ALBERT, AB

BOOT-N-SCOOTER  
TAKE IT TO TRACK

1,807 SF AVAILABLE

Casey McClelland  
Senior Managing Director  
Casey.McClelland@MarcusMillichap.com

Mike Hoffert  
Director  
Mike.Hoffert@MarcusMillichap.com

Kevin Glass  
Director  
Kevin.Glass@MarcusMillichap.com

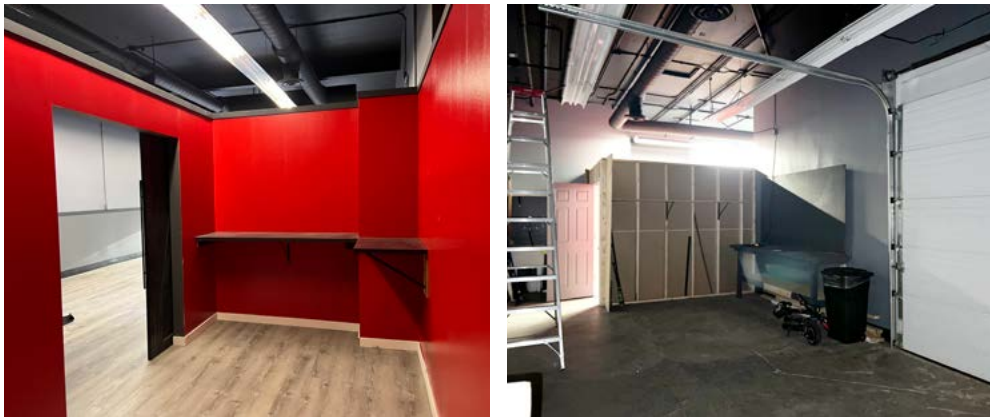
Marcus & Millichap

# OVERVIEW / TUDOR GLEN MARKET

SW CORNER OF ST. ALBERT TRAIL & GERVAIS ROAD, ST. ALBERT, AB

## OPPORTUNITY

Prime shopping centre with excellent exposure to St. Albert Trail and Gervais Road. Tudor Glen Market is easily accessible with ample parking and a great tenant mix. Join ATB Financial, NAPA, Edo Japan, and many more.

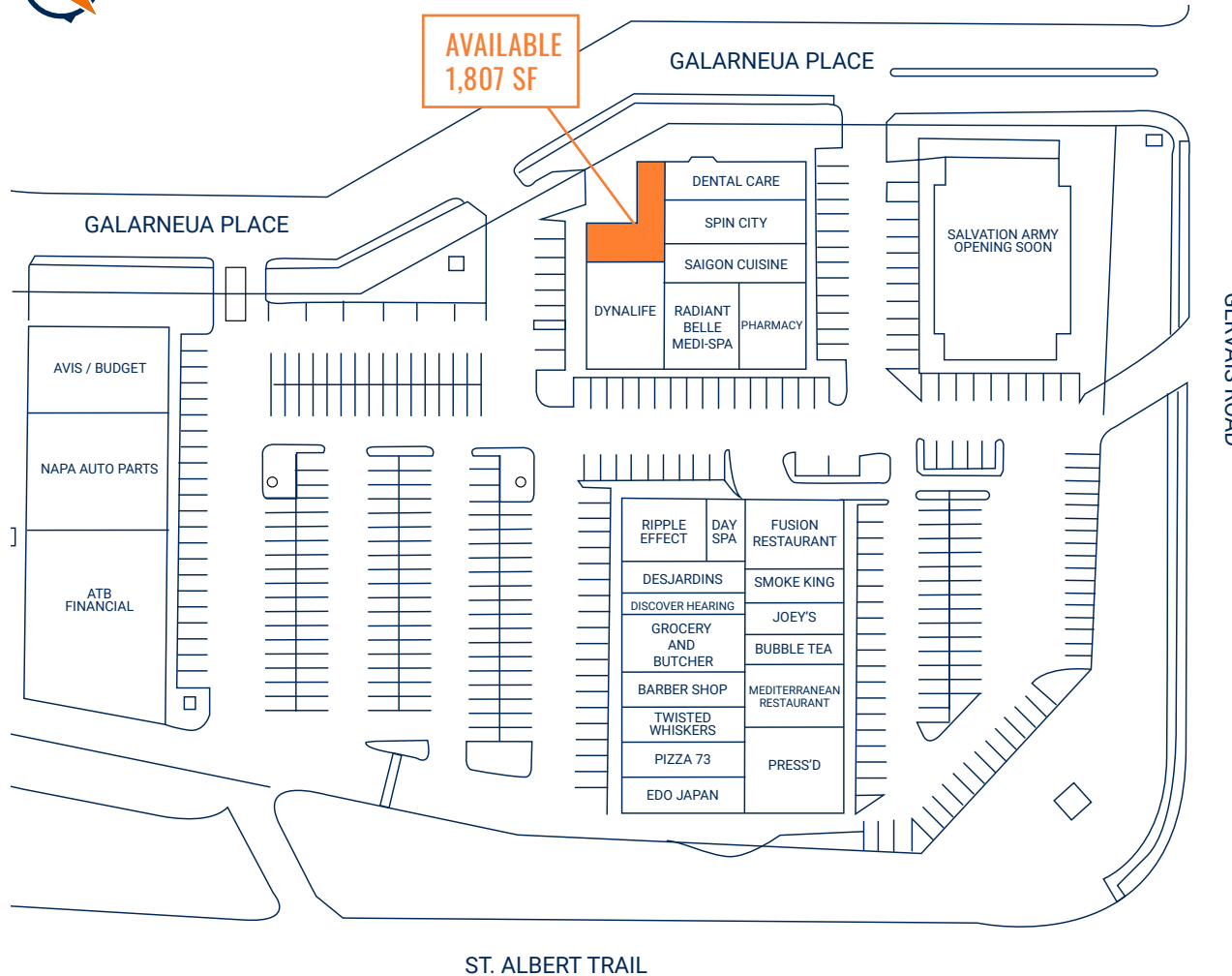


## HIGHLIGHTS

- Vacancy: 1,807 SF
- Great exposure onto heavily trafficked St. Albert Trail
- Anchored by ATB, NAPA Autoparts, and Medical Clinic
- Shadow-anchored by Save-On-Foods and Shoppers Drug Mart
- Good access and egress from the property
- High income and affluent trade area
- Immediate possession and ample parking
- Well-maintained centre with professional property management in place

# DETAILS + SITE MAP / TUDOR GLEN MARKET

SW CORNER OF ST. ALBERT TRAIL & GERVAIS ROAD, ST. ALBERT, AB



## SALIENT DETAILS

**Municipal Address:** 3509 Tudor Glen, St. Albert, AB

**Legal Description:** Plan I, Block 68, Lot 2 & 3

**Zoning:** Corridor Commercial (CC)

**Available:** Immediately

**Vacancy:** 1,807 SF

**Lease Rate:** Market

**Operating Costs:** \$13.77/SF (Estimate)

**Signage:** Front/Side Fascia and Pylon Signage

# AREA + STATS / TUDOR GLEN MARKET

SW CORNER OF ST. ALBERT TRAIL & GERVAIS ROAD, ST. ALBERT, AB

|                     |            |
|---------------------|------------|
| Downtown St. Albert | 4 minutes  |
| Sturgeon Hospital   | 6 minutes  |
| Morinville          | 20 minutes |
| Downtown Edmonton   | 33 minutes |



**67,000**  
vehicles  
per day



**EXPOSURE**  
St. Albert trail & Gervais Rd



**PARKING**  
ample surface parking stalls



**TRANSIT**  
in close  
proximity



**\$137,431**  
household income average  
within 3 km



**176,384**  
daytime  
population



**BUILDING**  
commercial  
retail space



# TUDOR GLEN MARKET

## PRESENTED BY

### Casey McClelland

Senior Managing Director

Office (587) 756-1560

Email Casey.McClelland

@MarcusMillichap.com

### Mike Hoffert

Director

Office (587) 756-1550

Email Mike.Hoffert

@MarcusMillichap.com

### Kevin Glass

Director

Office (587) 756-1570

Email Kevin.Glass

@MarcusMillichap.com

## Marcus & Millichap

Marcus & Millichap  
1820 Enbridge Centre

10175 - 101 Street  
Edmonton, AB T5J 0H3

+1 (587) 756 1600

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Proposal has been prepared to provide summary, unverified information to prospective sellers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential sellers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.

THE DROP ZONE  
TEST RIDE AREA  
BOOT-N-SCOOTER

