FOR LEASE | 140 St. Albert Trail, St. Albert, AB

JIM PATTISON DEVELOPMENTS







VILLAGE LANDING

824 SF & 19,000 SF available
Pre-leasing 4,200 SF standalone building with drive-thru

Grocery anchored shopping centre located at the busiest intersection in St. Albert (St. Albert Trail and Gervais Road)

Major retails in the centre include Save-on-Foods, Shoppers Drug Mart, Dollarama, Pet Valu, Starbucks, Wendy's, Great Canadian Oil Change, amonst many other national tenants

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ST. ALBERT

MARKET OVERVIEW

St. Albert offers an affluent consumer base with median household income exceeding $150,000

St. Albert services surrounding markets such as Morinville and parts of NW Edmonton, providing access to a trade area in excess of 100,000 residents

Population growth in St. Albert has exceeded 4.8% over the last 5 years (2018 - 2023)

96,934
Population

35,728
Households

41.1
Average age

$156,407
Average household income

2.68
Average family size

Census 2025 within 5km of Village Landing



VILLAGE LANDING



PROPERTY OVERVIEW

AVAILABLE
4,200 SF with drive-thru (pre leasing)
824 SF | 19,000 SF

ZONING
CSC - Shopping Centre Zone

PARKING
Surface, ample

OPERATING COSTS
CAM: $9.88 psf
Property Tax: $6.45 psf
Total: $16.33 psf (2026)
**Plus management fee and utilities for the unit*

LEASE RATE
Market



Get in touch

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