

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



VILLAGE LANDING

740 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, amongst many other national tenants

Arlyn Stoik

Principal
+1 780 429 7552
arlyn.stoik@avisonyoung.com

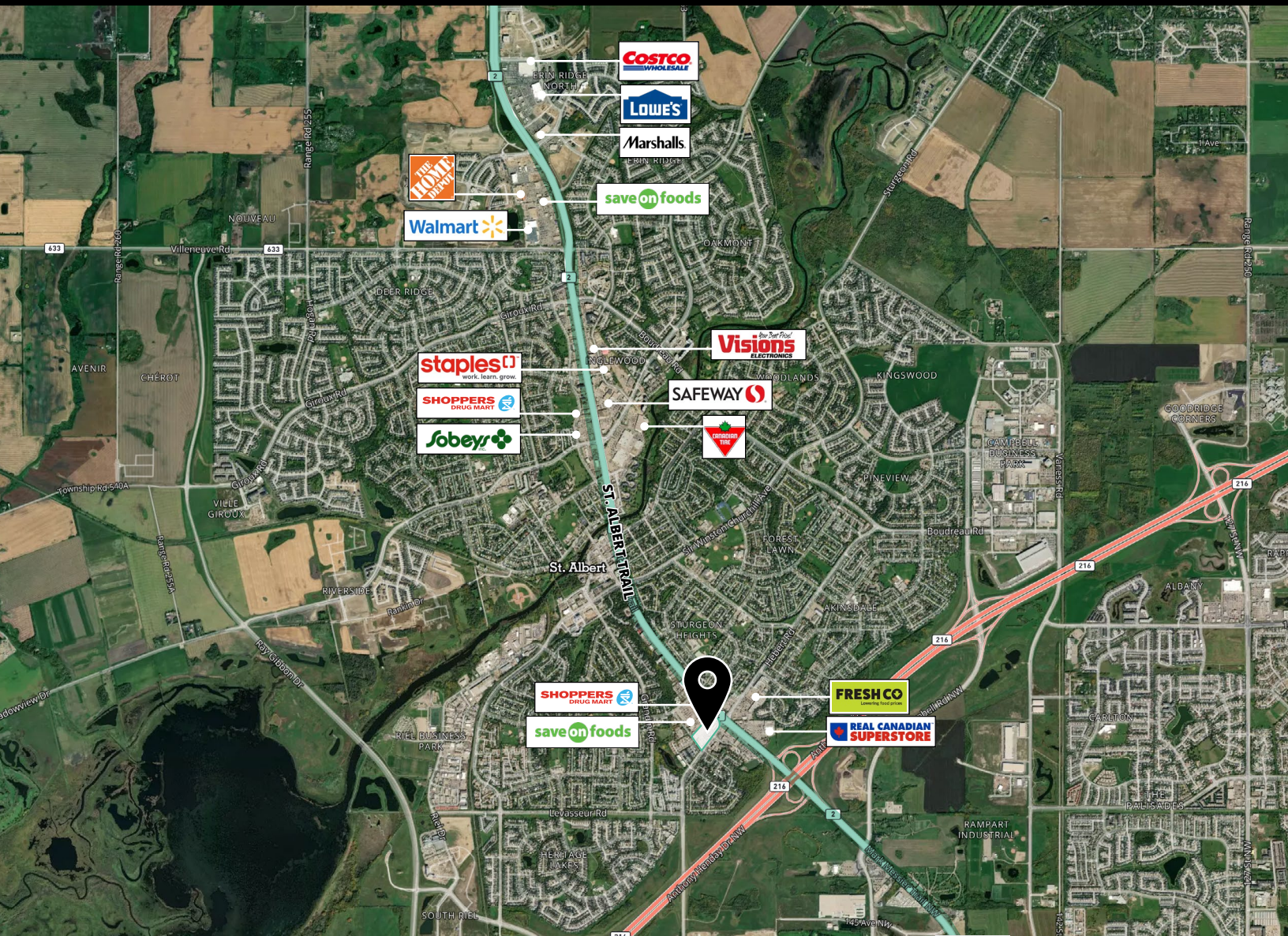
Siv Lalli

Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

Alison Hansen-Carlson

Senior Associate, Brokerage Services
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

**AVISON
YOUNG**



ST. ALBERT

MARKET OVERVIEW



St. Albert offers an affluent consumer base with median household income exceeding \$136,000



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)



96,811

Population



34,165

Households



40.2

Average age



\$152,456

Average household income



2.8

Average family size

Census 2022 within 5km of Village Landing

FOR LEASE

140 ST. ALBERT TRAIL, ST. ALBERT, AB



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



FOR LEASE

140 ST. ALBERT TRAIL, ST. ALBERT, AB



Get in touch

Arlyn Stoik

Principal

+1 780 429 7552

arlyn.stoik@avisonyoung.com

Siv Lalli

Senior Associate

+1 780 803 9000

siv.lalli@avisonyoung.com

Alison Hansen-Carlson

Senior Associate, Brokerage Services

+1 780 702 0692

alison.hansen-carlson@avisonyoung.com

Visit us online
avisonyoung.com

© 2025 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young



**AVISON
YOUNG**