

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



## VILLAGE LANDING

990 and 992 SF available immediately  
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)



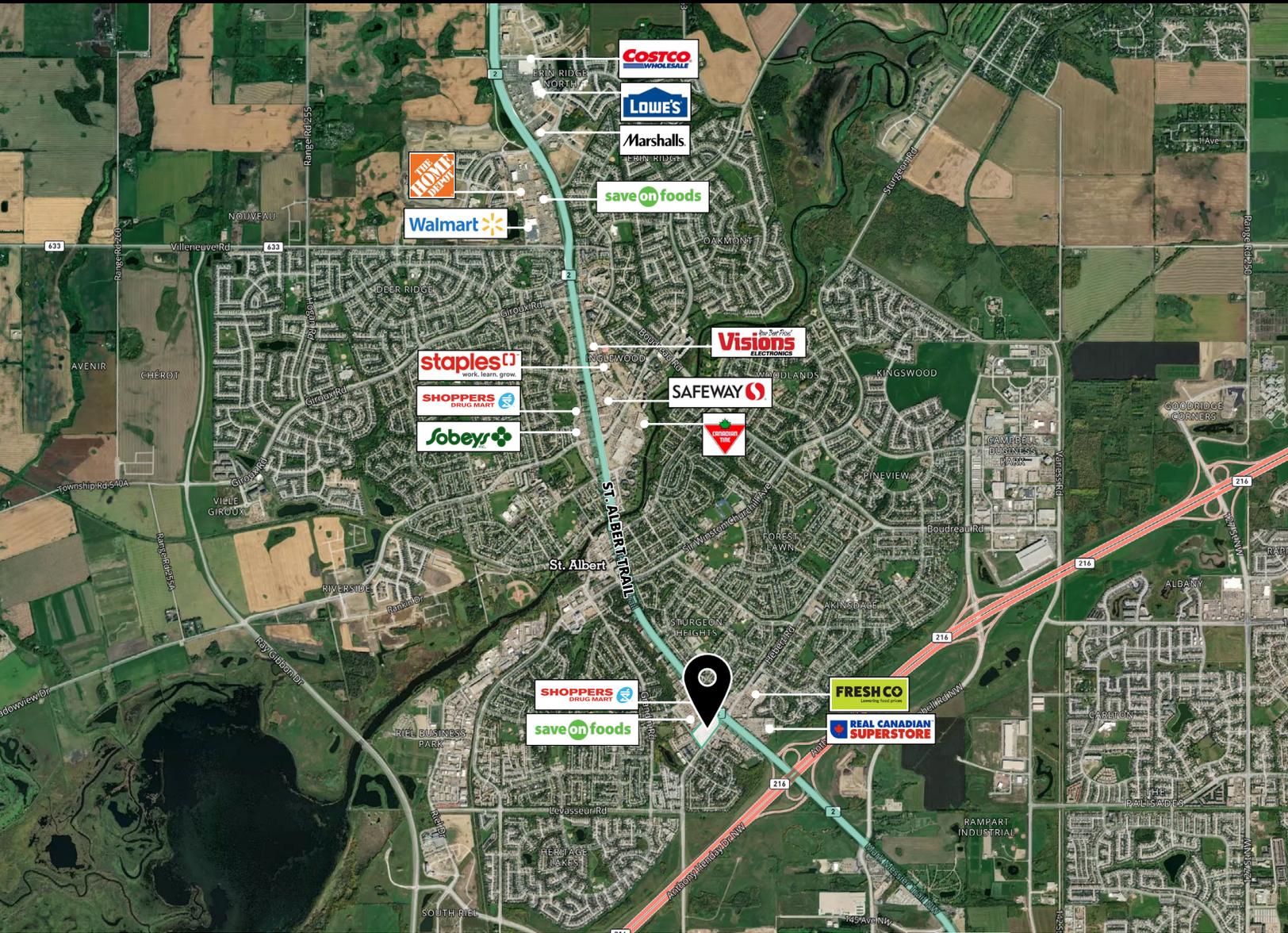
Major retails in the centre include Save-on-Foods, Shoppers Drug Mart, Dollarama, Pet Valu, Starbucks, Wendy's, Great Canadian Oil Change, amongst many other national tenants

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# 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*



**VILLAGE LANDING**



**PROPERTY OVERVIEW**

**AVAILABLE**

4,200 SF with drive-thru (pre leasing)  
990 SF | 992 SF | 19,000 SF

**ZONING**

CSC - Shopping Centre Zone

**PARKING**

Surface, ample

**OPERATING COSTS**

CAM: \$7.05 psf  
Property Tax: \$5.59 psf  
Total: \$12.64 psf (2025)

*\*Plus management fee and utilities for the unit*

**LEASE RATE**

Market

**FOR LEASE**

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# Get in touch

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