

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

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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

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SALIENT DETAILS

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

Legal Description: Plan 1, 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

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THE
CROP
ZONE



TEST
RIDE
AREA

BOOT-N-SCOOTER

