

**AVISON
YOUNG**



For Lease
140 St. Albert Trail
St. Albert, AB



Village Landing

992 and 1,090 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 retailers 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

Get in Touch

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St. Albert

Market overview

 140 St. Albert Trail
St. Albert, AB

- St. Albert offers an affluent consumer base with median household incomes 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

140 St. Albert Trail, St. Albert, AB



| Property details | |
|---|--|
| Available: | 4,200 SF with drive-thru (pre leasing) |
| | 992 SF |
| | 1,090 SF |
| | 19,000 SF |
| Zoning: | CSC - Shopping Centre Zone |
| Parking: | Surface, ample |
| Operating Costs: | CAM: \$7.05 psf |
| | PTax: \$5.59 psf |
| | Total: \$12.64 psf (2025) |
| *Plus management fee and utilities for the unit | |
| Lease Rate: | Market |

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**JIM PATTISON
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