



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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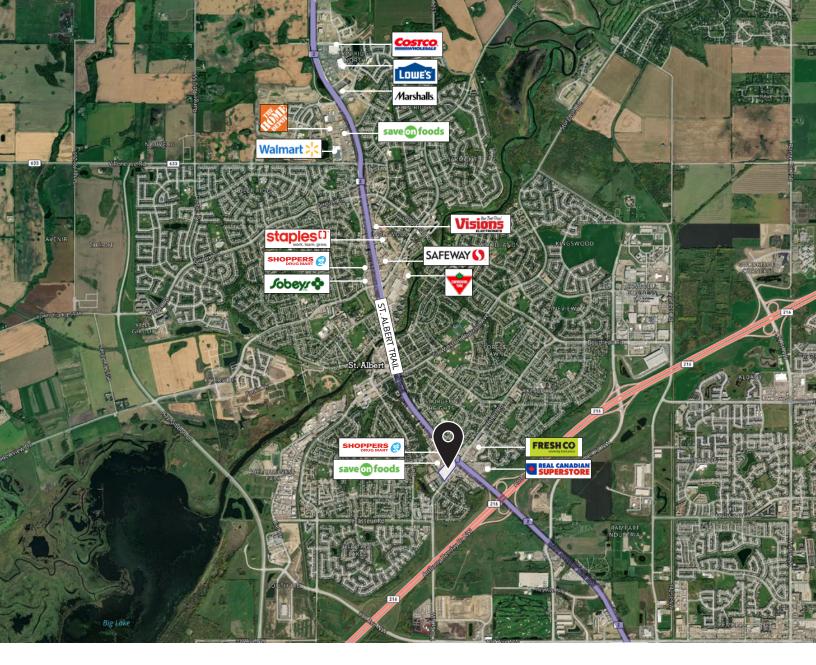
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St. Albert

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

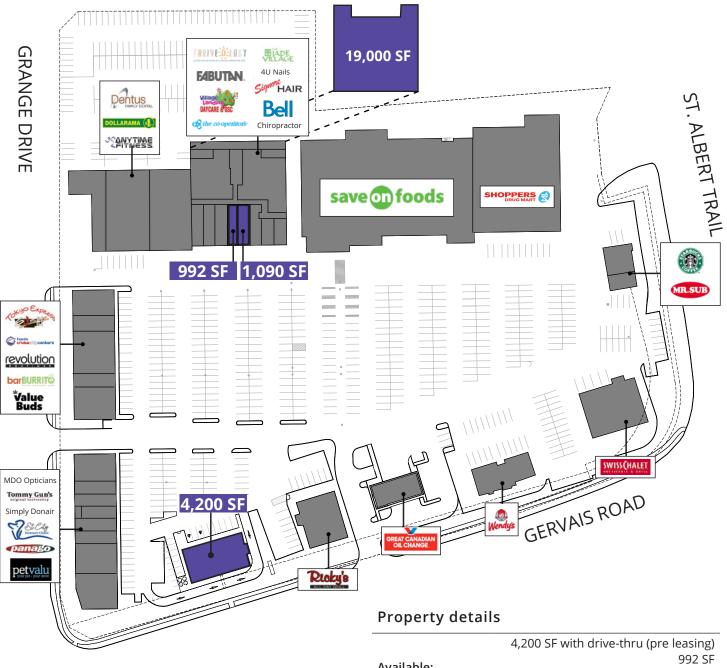


2.8 Average family size

Census 2022 within 5km of Village Landing

Village Landing

Property overview





Available: 992 SF 1,090 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

Village Landing

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