



FOR LEASE

Two Prime Retail Opportunities on St. Albert's Busiest Corridor

388 ST. ALBERT TRAIL

St. Albert, Alberta

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Two Commercial Opportunities Fronting St. Albert Trail

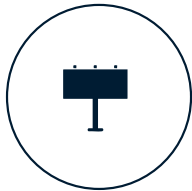
Located along St. Albert Trail — one of the city's busiest and most established commercial corridors — this property offers outstanding visibility, convenient access, ample on-site parking, and excellent signage opportunities. Constructed circa 1990, the ±14,309 SF retail building is positioned within a high-traffic retail node surrounded by national and local retailers that draw consistent daily activity.

PROPERTY DETAILS

Municipal Address	388 St. Albert Trail, St. Albert, AB Plan
Legal Description	8722135, Block 13, Lot 27B
Base Rent	Market
Additional Rent	\$17 PSF (2025 Estimate)
Parking	Ample
Zoning	Trail Corridor Commercial (TCC)



Ample Parking
Directly on Site



Signage Opportunities
Prominent Signage



Excellent Exposure
onto St. Albert Trail



Flexible Zoning
Allows for Variety of Use



New Construction
Modern Design



Build to Suit
Customizable Space

OPPORTUNITY #1

Build-to-Suit Space

Up to ±7,000 SF available, ideal for daycare operators, quick-service restaurants, or automotive service users (oil change/tire). The space can be custom-built to meet tenant requirements, offering a modern layout and strong exposure along St. Albert Trail.

Square Footage ±7,000 SF

Possession TBD

OPPORTUNITY #2

Former Pub / Restaurant Space

A fully-fixture ±5,600 SF restaurant and pub space is also available, featuring a walk-in cooler and freezer, restrooms, and an outdoor patio area – presenting an excellent turnkey opportunity for hospitality operators.

Square Footage ±5,600 SF

Possession Immediate



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OPPORTUNITY #2



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OPPORTUNITY #2



A wide-angle photograph of a single-story commercial building with a flat roof and a mix of beige and brown siding. The building features several storefronts. On the left, a tall, dark signpost displays logos for 'DQ Grill & Chill Drive Thru', 'Thirsty Rooster Trail Eatery Bar', 'Wok House 珍味軒', and 'VAPE SHOP'. The building's facade includes signs for 'TRAIL EATERY BAR' (in a dark blue section), 'WOK HOUSE' (with Chinese characters), and 'Vape Shop'. Large windows with dark awnings are visible. A paved parking lot with yellow lines is in the foreground, and a grassy area is at the bottom. The sky is blue with scattered white clouds.

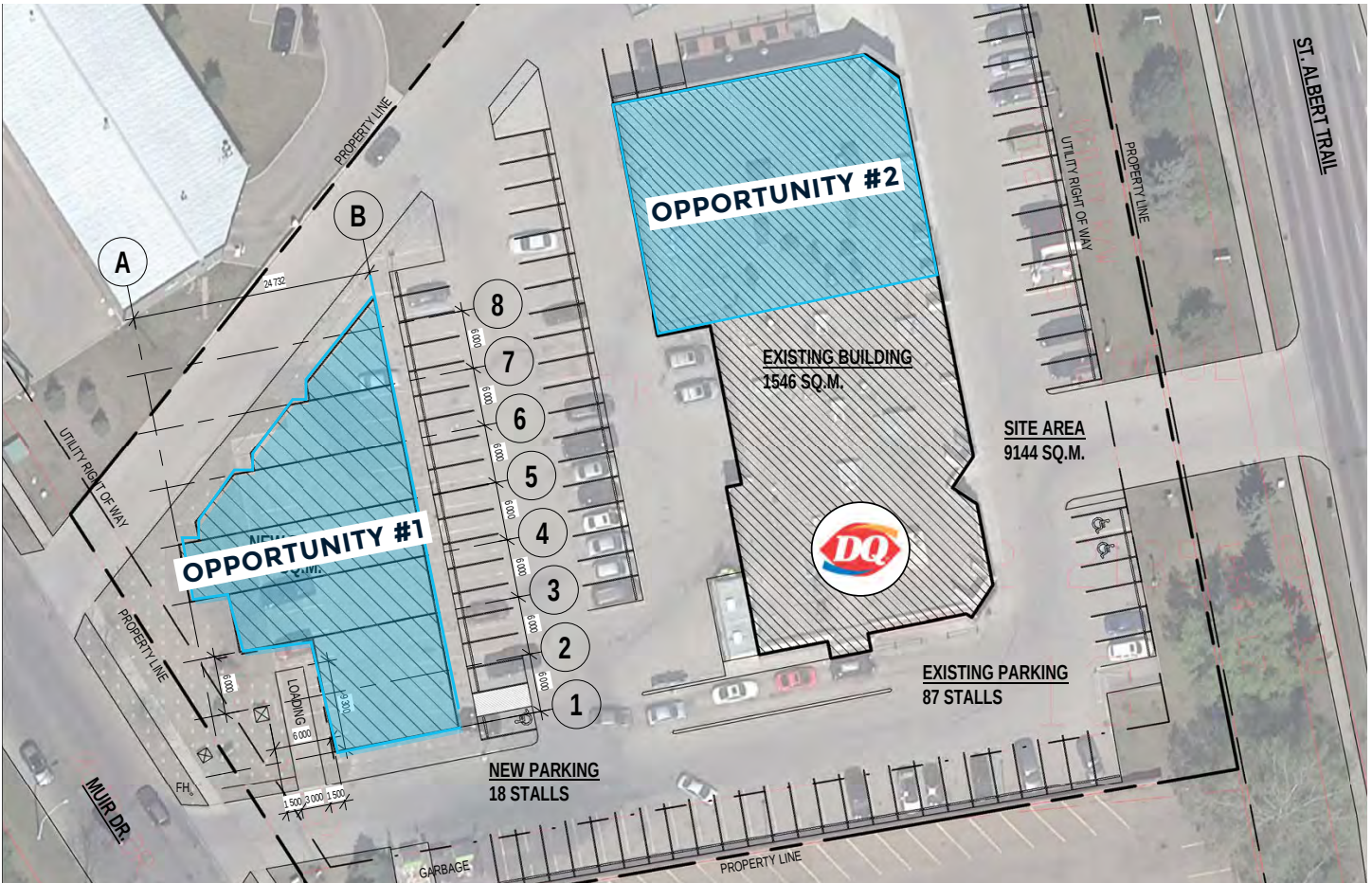
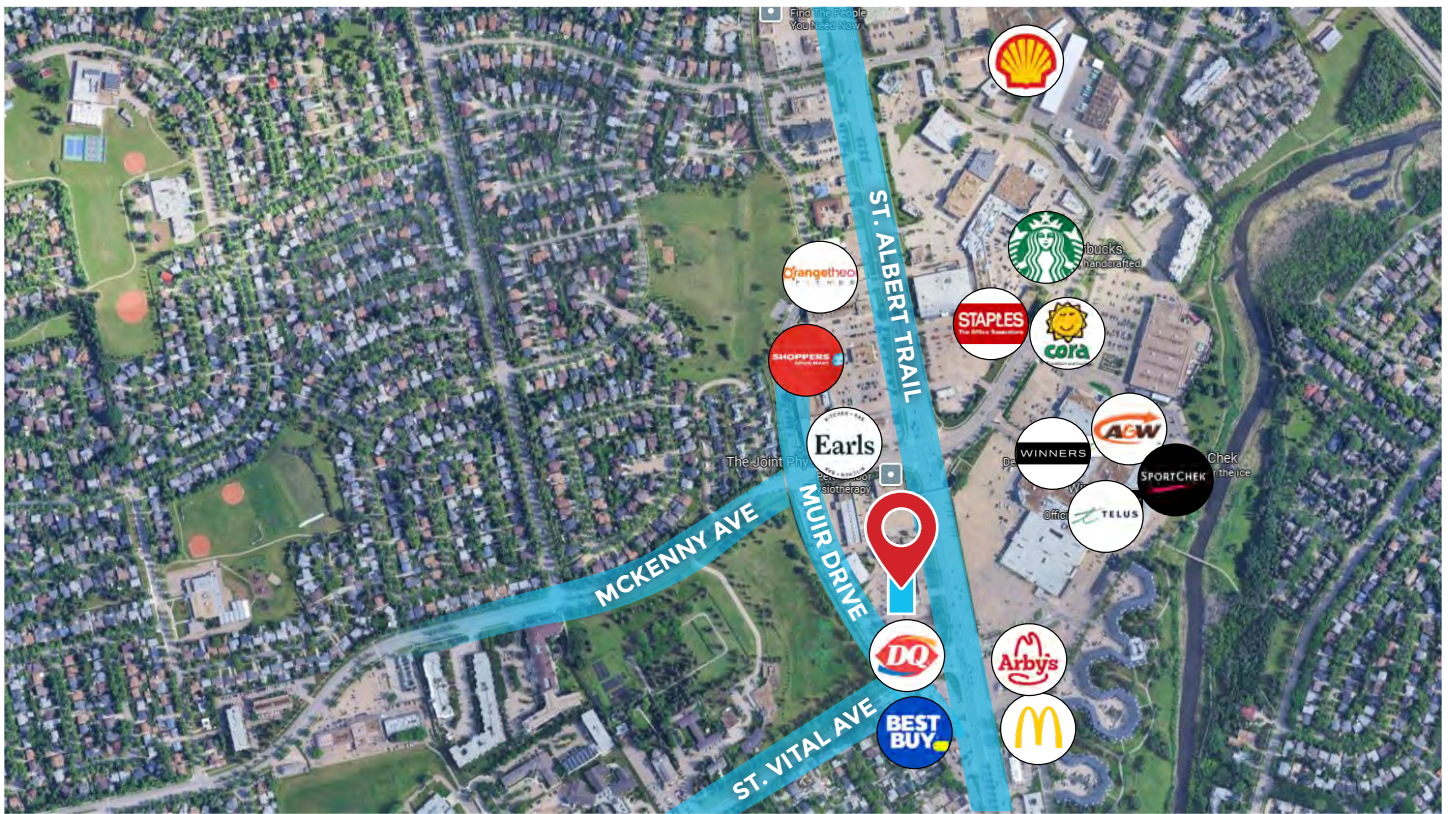
FLOOR PLAN

The floor plan illustrates the layout of a building, featuring a large central commercial area and several smaller functional spaces. The rooms and their dimensions are as follows:

- COMMERCIAL**: 22.37m x 18.50m, 323.0 m²
- COMMERCIAL**: 5.50m x 4.25m, 23.4 m²
- KITCHEN**: 8.56m x 13.13m, 79.4 m²
- WASHROOM**: 4.03m x 4.17m, 14.6 m²
- WASHROOM**: 3.43m x 4.20m
- PANTRY**: 2.7m x 2.29m, 4.8 m²
- FRIDGE**: 5.68m x 2.73m
- FRIDGE**: 2.67m x 2.33m, 5.8 m²
- ELECTRICAL**: 2.12m x 3.51m, 7.4 m²
- STORAGE**: 4.21m x 3.18m, 13.4 m²
- STORAGE**: 3.09m x 2.58m
- HALL**
- WASHROOM**: 2.27m x 2.12m, 4.4 m²
- UTILITY**
- STAFF AREA**: 3.09m x 3.04m
- VESTBL**
- VESTIBULE**

Arrows indicate the flow of traffic between rooms and the entrance/exit points.

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ABOUT ST. ALBERT

- One of Alberta's fastest growing and most affluent communities
- Population of over 70,000 with one of the highest average household incomes in the province
- Family-oriented neighborhoods supported by schools, parks, and community amenities
- Strong residential growth driving demand for retail, dining, and services



ST. ALBERT TRAIL

- The city's busiest commercial corridor, connecting St. Albert to Edmonton, Anthony Henday Drive, and Yellowhead Trail
- High daily traffic volumes from both local residents and commuters
- A vibrant mix of national retailers, restaurants, and service providers
- Established as one of the most desirable retail destinations in the Greater Edmonton Region



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