

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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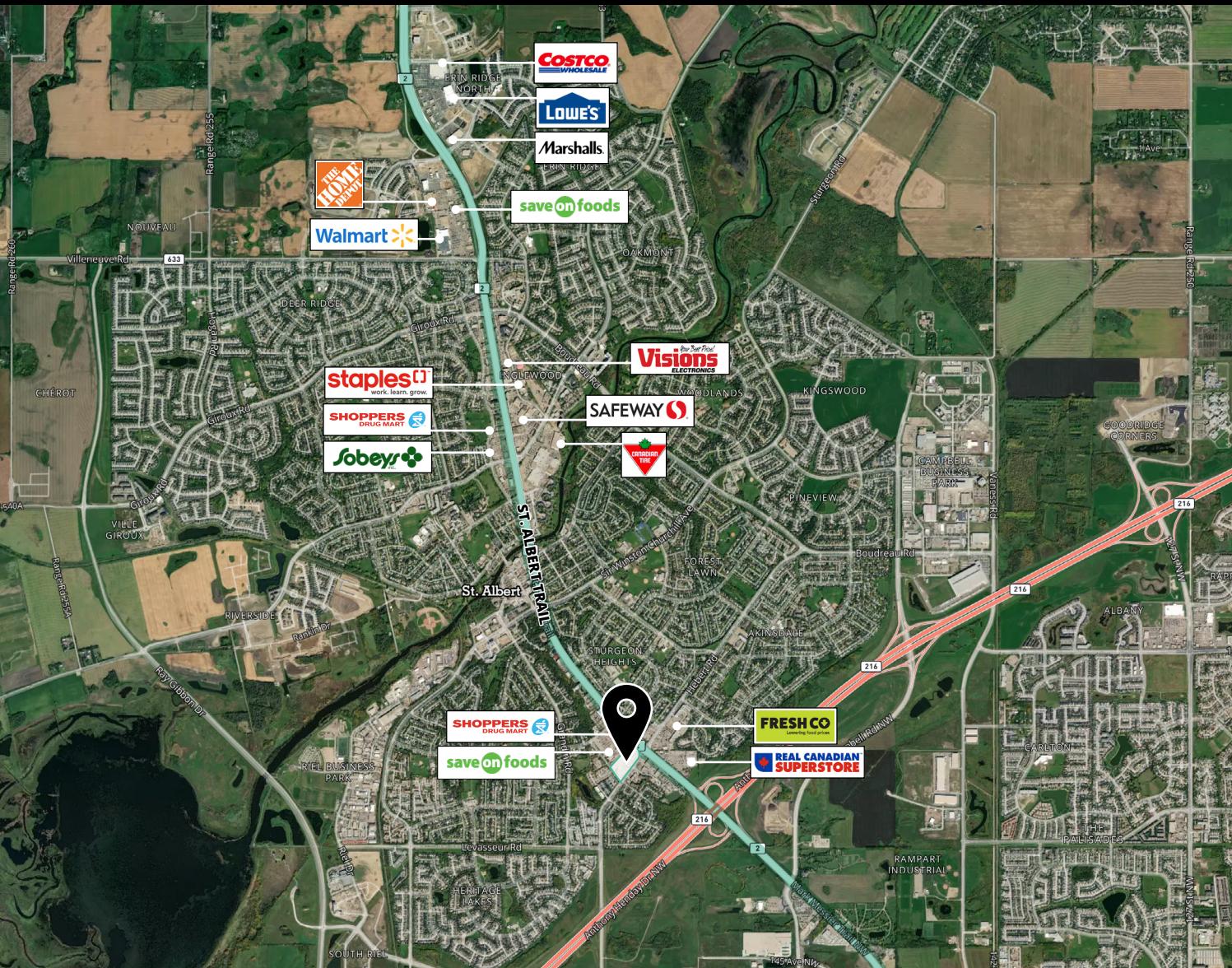
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ST. ALBERT

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

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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: \$9.88 psf
Property Tax: \$6.45 psf
Total: \$16.33 psf (2026)

**Plus management fee and utilities for the unit*

LEASE RATE

Market

FOR LEASE

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Get in touch

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