



FOR LEASE

Prime Retail Opportunities on St. Albert's Busiest Corridor

388 ST. ALBERT TRAIL

St. Albert, Alberta

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Build to Suit Opportunities for Quick Service Restaurant (QSR), Daycare and Automotive Service (oil change/tire) Up to 7,000 sq ft.

Prime retail opportunities are now available fronting Muir Drive along St. Albert Trail in St. Albert. This highly visible location is positioned along one of the city's busiest commercial corridors, benefiting from strong traffic counts, excellent accessibility, and direct exposure to both residents and daily commuters. The new development offers an attractive setting for quick service restaurants, daycare operators, and automotive services such as oil change and tire centers. With ample on-site parking, modern building design, and convenient access from both Muir Drive and St. Albert Trail, tenants will enjoy strong visibility and ease of access. Located within an established commercial node, the property is surrounded by complementary national and local retailers that drive consistent customer traffic to the area.

PROPERTY DETAILS

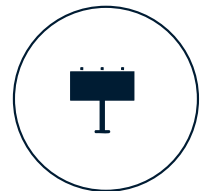
Municipal Address	388 St. Albert Trail, St. Albert, AB Plan
Legal Description	8722135, Block 13, Lot 27B
Base Rent	Market
Additional Rent	\$17 PSF (2025 Estimate)
Zoning	Trail Corridor Commercial (TCC)
Parking	Ample
Possession Date	TBD
Square Footage	Up to 7,000 sq. ft.



PROPERTY HIGHLIGHTS



Ample Parking
Directly on Site



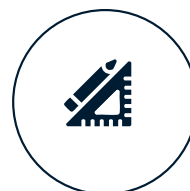
Signage Opportunities
Prominent Signage



Excellent Exposure
onto St. Albert Trail



Flexible Zoning
Allows for Variety of Use



New Construction
Modern Design



Build to Suit
Customizable Space

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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

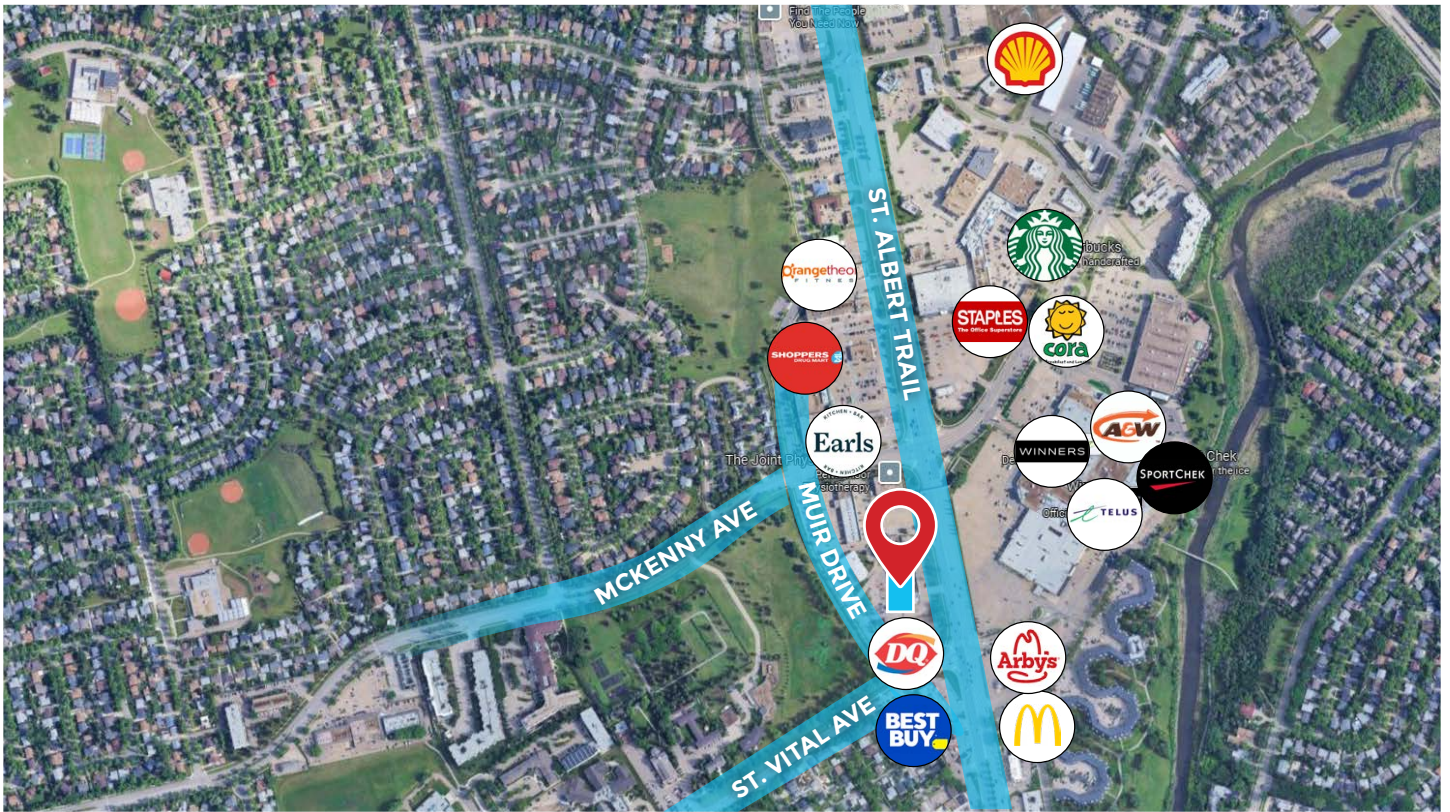
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