

For Lease



PRIME RETAIL LOCATION

512 ST. ALBERT TRAIL
ST. ALBERT, ALBERTA

BUILDING INFO



Building Size

14,000 SF



Year Built

Phase I - 1992
Phase II - 1996



Parking

73 surface stalls



Zoning

CC
Corridor Commercial

DEMOGRAPHICS

Demographics of St. Albert (2018)



Population

66,082



Median Age

41



Traffic Count

38,000



Household Income

\$118,041

HIGHLIGHTS

- High traffic plaza with great exposure on St. Albert Trail
- 38,000 vehicles per day on St. Albert Trail
- Two entrance ways from St. Albert Trail on the east side of the site
- Two entrance ways from Liberton Drive on the west side of the site
- Space suitable for a wide variety of retail uses
- Excellent signage opportunity
- Fully built out spaces

PROPERTY DESCRIPTION

Base Rent:

Market

Op Costs & Taxes:

\$13.84 psf est. 2024

Size:

Unit 10 - 2,041 Sq Ft

Parking:

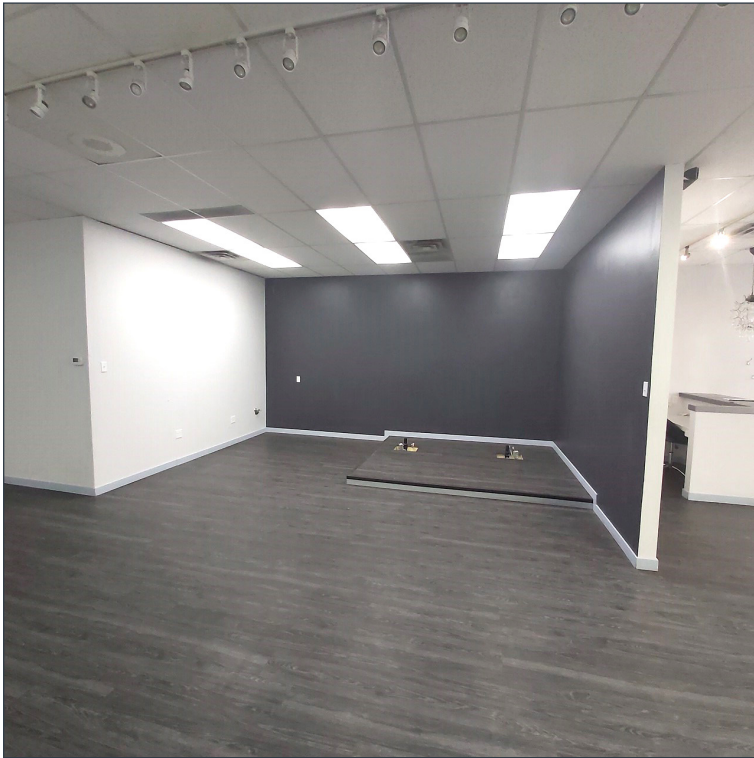
Ample shared - unreserved

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

UNIT 10 - 2,041 SQ FT

512 St. Albert Trail, St. Albert, Alberta



HEAD OFFICE

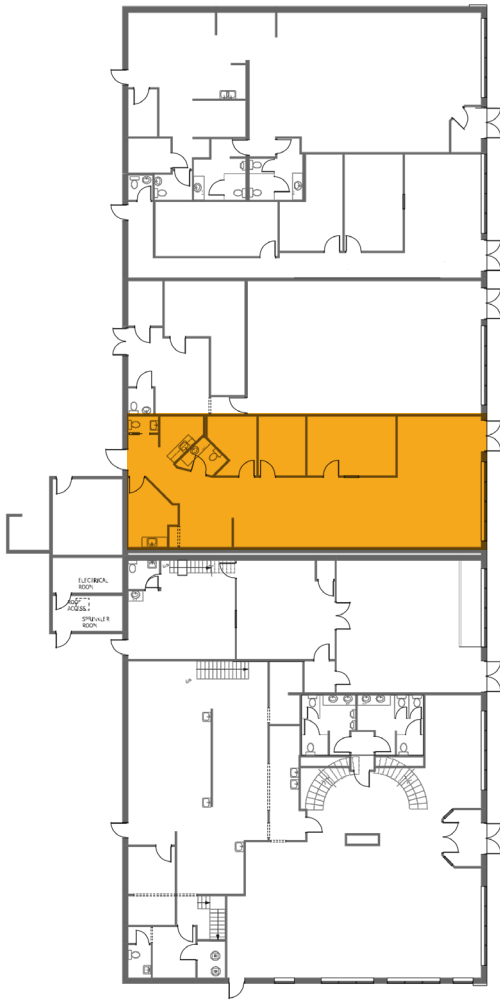
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

LOCATION

512 St. Albert Trail, St. Albert, Alberta



Unit 10
2,041 SF



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Jason Dieser
Associate / Property Manager
587.545.9400
jdieser@avenuecommercial.ca

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