ST. ALBERT TRAIL SHOPPING CENTRE
13050 ST. ALBERT TRAIL | EDMONTON | AB

HIGHLIGHTS

- ± 2,274 SF END CAP AVAILABLE
- Direct exposure to St. Albert Trail with 35,000 vehicles per day
- Ample customer parking
- Store frontage with large windows and bonus mezzanine space
- High visibility pylon signage available
FEATURES

- **Vacancy:** ± 2,274 SF + Bonus Mezzanine
- **Available:** Immediately

- **Municipal:** 13050 St. Albert Trail
- **Legal:** Plan 9525174, Block 6, Lot 9
- **Access:** St. Albert Trail (1), 131 Avenue (1)
- **Zoning:** IB (Industrial Business)
- **Basic Rent:** Negotiable
- **Op Costs:** $10.98 (2020 est.)

- **Loading:** One (1) OH Grade Loading Door
- **Parking:** 65 paved surface stalls
- **Signage:** Fascia & Pylon

- **Tenant Mix:** Tim Horton’s, Mattress Mattress, Liquor Link, Maximum Nutrition

MAIN FLOOR

- **High Exposure to Over 35,000 VPD**
- **End Cap Unit**
- **Ample Parking**
ANCHORED BY TIM HORTON’S THIS HIGH VISIBILITY END CAP UNIT FACES ST. ALBERT TRAIL PROVIDING EXPOSURE TO OVER 35,000 VEHICLES PER DAY. Located on the Southwest corner of the intersection; with a dedicated turn lane for Northbound traffic, this centre is easily accessed and captures traffic from both directions. The vacancy features a mix of retail showcase, a small warehouse, grade loading and office spaces in a bonus mezzanine. This building is well-maintained, professionally managed and also benefits from industrial business zoning which allows for a wide range of uses.
ST. ALBERT TRAIL SHOPPING CENTRE
13050 ST. ALBERT TRAIL | EDMONTON | AB

DEMOGRAPHICS

- 17,258 residents
- 17,678 DAYTIME POPULATION
- 5.8% growth (2014-2019)
- 7.9% projected growth (2019-2024)
- Average household income of $97,710
- 27.2% of households earn $60,000 to $100,000
- 41.8% OF HOUSEHOLDS EARN MORE THAN $100,000
- 0-19 yrs = 22.8%
- 20-39 yrs = 30.8%
- 40-59 yrs = 28.1%
- 60+ yrs = 18.3%

- 32,800 VPD ON ST. ALBERT TRAIL
- 3,500 VPD on 131 Avenue

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors (“Omada”).

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 200122