



FOR LEASE

Build to Suit Opportunity
on St. Albert's Busiest Corridor

388 ST. ALBERT TRAIL

St. Albert, Alberta

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Build to Suit Opportunity 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. It is positioned next to a high-traffic retail node surrounded by national and local retailers that draws consistent daily activity.

PROPERTY DETAILS

Municipal Address 388 St. Albert Trail, St. Albert, AB

Legal Description Plan 8722135, Block 13, Lot 27B

Additional Rent \$17 PSF (2025 Estimate)

Parking Ample

Zoning Trail Corridor Commercial (TCC)

BUILD TO SUIT OPPORTUNITY

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.

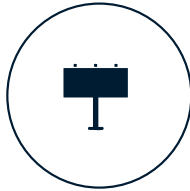
Square Footage ±7,000 SF

Possession TBD

Rent Market



Ample Parking
Directly on Site



Signage Opportunities
Prominent Signage



Excellent Exposure
onto St. Albert Trail



Flexible Zoning
Allows for Variety of Use



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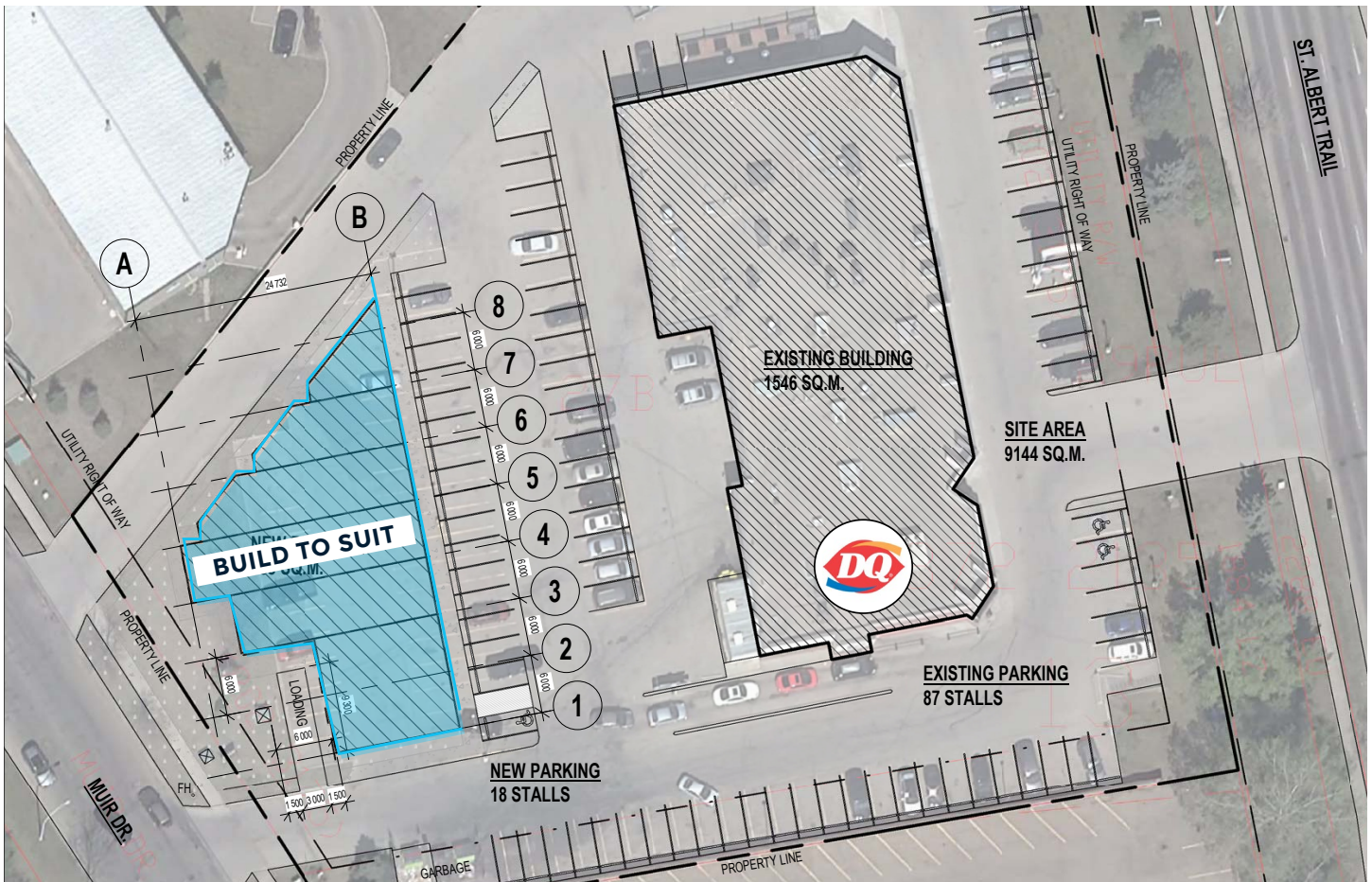
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ABOUT ST. ALBERT

- 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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