

PRE - SELLING RETAIL UNITS

Expected Possession Summer 2027

📍 1175 St. Albert Trail , ST. Albert



HIGH TRAFFIC
LOCATION



GROWING COMMUNITY
& STRONG DEMAND



MODERN DESIGN
& FLEXIBLE SPACES

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780.700.1700

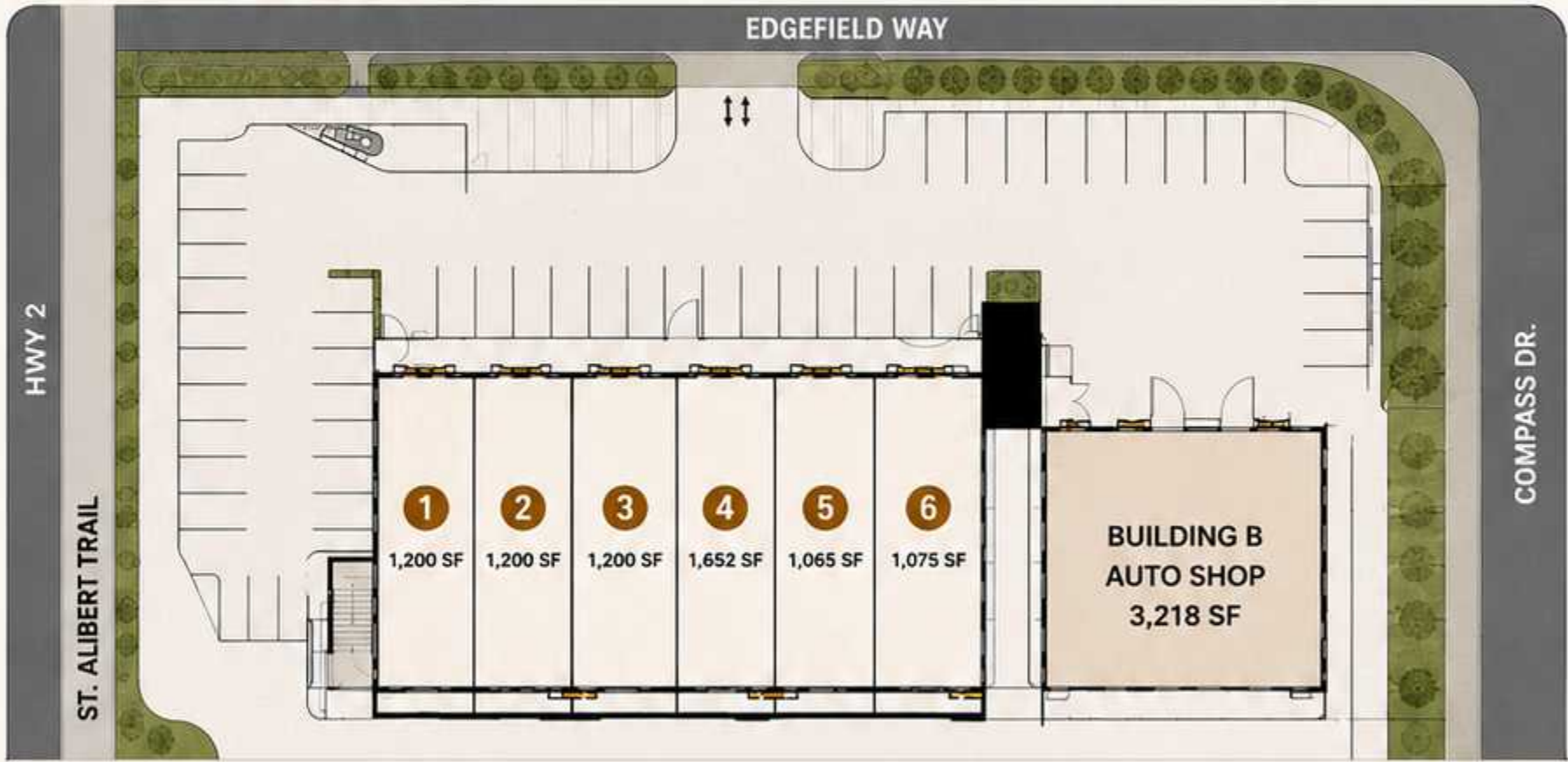
Among Top 2% Agent In Canada
For Century 21

CENTURY 21
Commercial Signature Realty

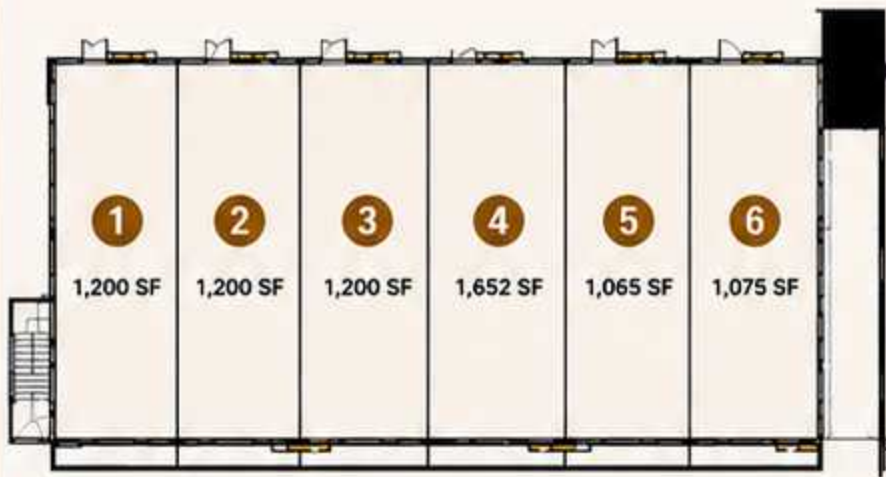


PROPERTY DETAILS

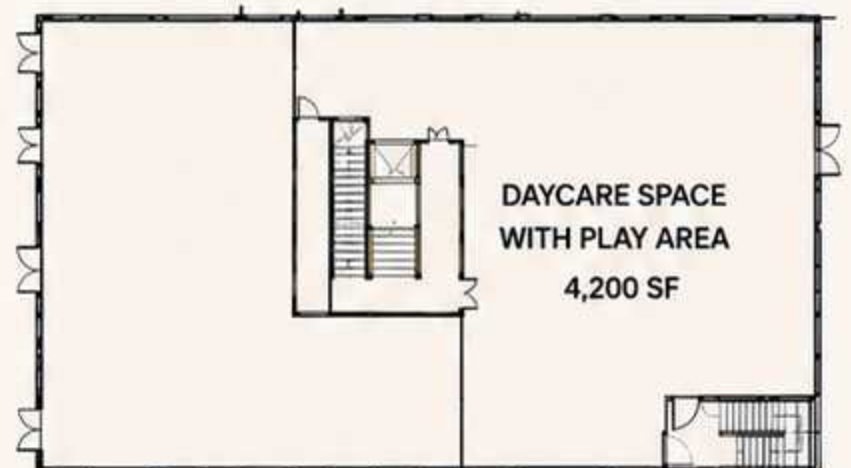
PROPERTY OVERVIEW



BUILDING ONE – MAIN FLOOR



BUILDING ONE – SECOND FLOOR



AVAILABLE UNITS

BUILDING ONE (MAIN FLOOR)

1	Unit 1	1200 Sq.Ft	\$660,000
2	Unit 2	1200 Sq.Ft	\$660,000
3	Unit 3	1200 Sq.Ft	\$660,000
4	Unit 4	1652 Sq.Ft	\$908,000
5	Unit 5	1065 Sq.Ft	\$585,000
6	Unit 6	1075 Sq.Ft	\$590,000

BUILDING ONE (SECOND FLOOR)



DAYCARE SPACE WITH PLAY AREA

4,200 SF

\$2,000,000

BUILDING B (AUTO SHOP)



AUTO SHOP

3,218 Sq.Ft

\$1,750,000



ZONING

TCC – Trail Corridor
Commercial District



PROPERTY TYPE

Retail / Commercial



PARKING

Surface, Ample



PROPERTY TAXES

TBD



CONDO FEE

TBD



POSSESSION

Summer 2027



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CENTURY 21

CommercialSM

SIGNATURE REALTY