

LAND FOR SALE

1 - 400 ACRES ± LAKEVIEW BUSINESS DISTRICT

Ray Gibbon Drive & Giroux Road, St. Albert, AB

The Future Works Here.
ST. ALBERT'S NEWEST BUSINESS AREA
COMMERCIAL & INDUSTRIAL OPPORTUNITIES



Visit lakeviewbusinessdistrict.ca

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LOCATION | St. Albert's Newest Business Area, Lakeview Business Park



LOCATION OVERVIEW

Lakeview Business District is poised to become a cornerstone of growth in St. Albert, offering expansive opportunities for both new and existing developments. This dynamic area is set to establish one of the largest industrial hubs in the Edmonton region, creating a vibrant and thriving business ecosystem. With its strategic position as a commercial and light-to-medium industrial district, Lakeview offers an exceptional opportunity for job creation and economic growth. Once fully developed, this district is projected to bring approximately 5,000 new jobs to St. Albert, driving employment and business expansion. Visit lakeviewbusinessdistrict.ca



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ABOUT THE AREA



- 20 - 400 ± acre parcels for sale within a 600-acre master planned business district.
- The City of St. Albert has committed \$62.7 million for front-end servicing costs.
- Flexible, supportive commercial zoning north of the rail allows for commercial, retail, office, and light industrial uses.
- This employment hub is set to generate 5,000 new jobs across its 600-acre footprint.
- The City of St. Albert is introducing the *Development Acceleration Program*, a new incentive initiative designed to attract developers to the area. More details to follow.

PROPERTY SUMMARY

MUNICIPAL ADDRESS	Ray Gibbon Drive & Giroux Road, St. Albert, AB
LEGAL DESCRIPTION	9926483; 1 - 9 / STALBER; 14, 14A, 15, 15A
NEIGHBOURHOOD	Lakeview Business District
CURRENT ZONING	UR (Urban Reserve)
PROPOSED ZONING	Supportive Commercial Light/Medium Industrial
ASP	St. Albert West
NSP	Underway - Completion Q1 2027
PARCELS AVAILABLE	11
AREA	21.77 - 389.12 ac ±
OFFSITE LEVIES (2026)	\$162,532 - \$184,029/ac (average: \$173,280.79/ac)
DEVELOPMENT INCENTIVE	Up to \$110,000/acre*
INCENTIVE STREAMS	Land Development & Building Construction
SALE PRICE	Market



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NOW SELLING DEVELOPER LOTS FROM 22 ACRES ± & UP



LOTS AVAILABLE:

LOT:	LAND AREA:	LEGAL:
1	21.77 ac ±	9926483; 3
2	33.29 ac ±	9926483; 4
3	53.77 ac ±	9926483; 1
4	46.55 ac ±	9926483; 2
5	31.8 ac ±	9926483; 5
6	33.46 ac ±	9926483; 6
7	2.47 ac ±	9926483; 9
8	2.47 ac ±	9926483; 8
9	2.97 ac ±	9926483; 7
10	109.62 ac ±	STALBER; 14; 14A
11	50.95 ac ±	STALBER; 15; 15A

*Total contiguous area of 389.12 acres ±

*Minimum lot purchase required of 21.77 acres ±



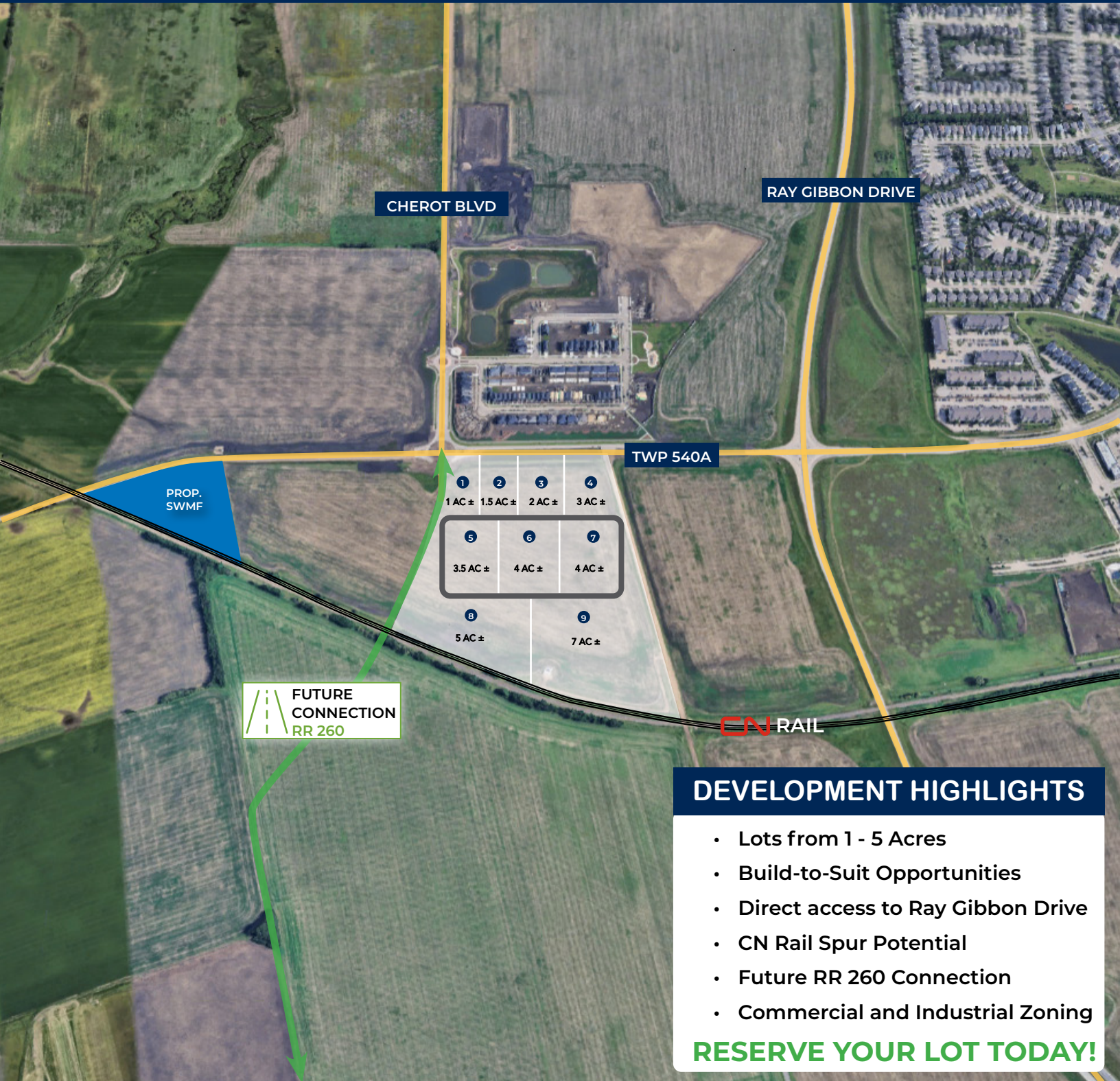
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NOW SELLING COMMERCIAL/INDUSTRIAL LOTS

FROM 1 - 5 ACRES ±



DEVELOPMENT HIGHLIGHTS

- Lots from 1 - 5 Acres
- Build-to-Suit Opportunities
- Direct access to Ray Gibbon Drive
- CN Rail Spur Potential
- Future RR 260 Connection
- Commercial and Industrial Zoning

RESERVE YOUR LOT TODAY!



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

WHY INVEST IN LAKEVIEW?



Key Business Hub: Recognized as a major industrial and employment area.

Prime Location: Convenient access to key transportation routes, perfect for regional business connections.

Diverse Opportunities: Accommodates light to medium industrial, commercial, office, and institutional uses.

Skilled Workforce: Close proximity to residential areas provides access to a local talent pool.

Business Synergies: Mixed-use design encourages collaboration among businesses.

Growth Potential: A strong long-term investment as St. Albert continues to grow rapidly as one of the area's fastest-growing residential communities.

Economic Priority: Identified as a top priority for economic development by the City of St. Albert.

LAND USE OVERVIEW

SUPPORTIVE COMMERCIAL AREA:

Acts as a transition between the employment area to the south and the residential neighborhood to the north. Envisioned to accommodate light industrial, office, and complementary commercial and retail uses to support local employees and businesses. Buildings will be designed to enhance walkability and encourage pedestrian activity.

LIGHT/MEDIUM INDUSTRIAL AREA:

Envisioned to accommodate light and medium industrial, office, institutional, and complementary commercial uses to serve local employees. This area is also ideal for the City's key sectors, including advanced manufacturing, agribusiness, clean technology, construction, life sciences, and transportation & logistics with opportunities for civic, educational, and government institutions.



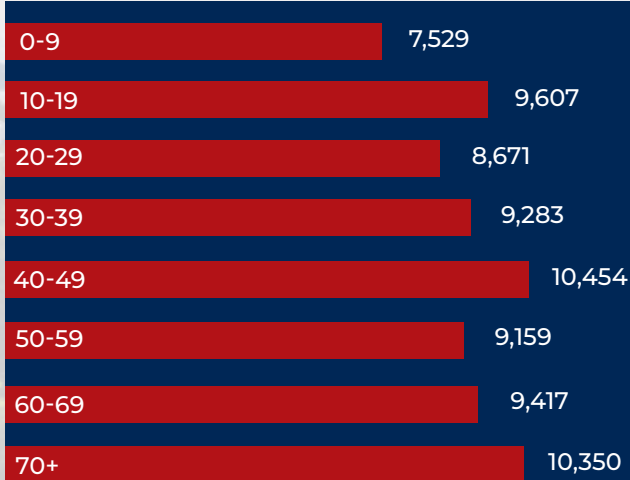
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CITY OF ST. ALBERT OVERVIEW

AGE DISTRIBUTION



POPULATION

74,470

Total Population



83,431

Projected Population (2029)



37

Median Age



With over **1.5 million sq ft** of industrial space absorbed since **2021** and a vacancy rate of just **5%**, St. Albert is rapidly expanding with the new Lakeview Business District to meet growing demand in sectors like advanced manufacturing, logistics, health and life sciences, cleantech, and agribusiness.

HOUSEHOLDS

28,243

Number of Households



\$162,231

Avg. Household Income
(highest in Alberta)



LABOUR FORCE

40,065

Labour Force



38,893

Total Employees

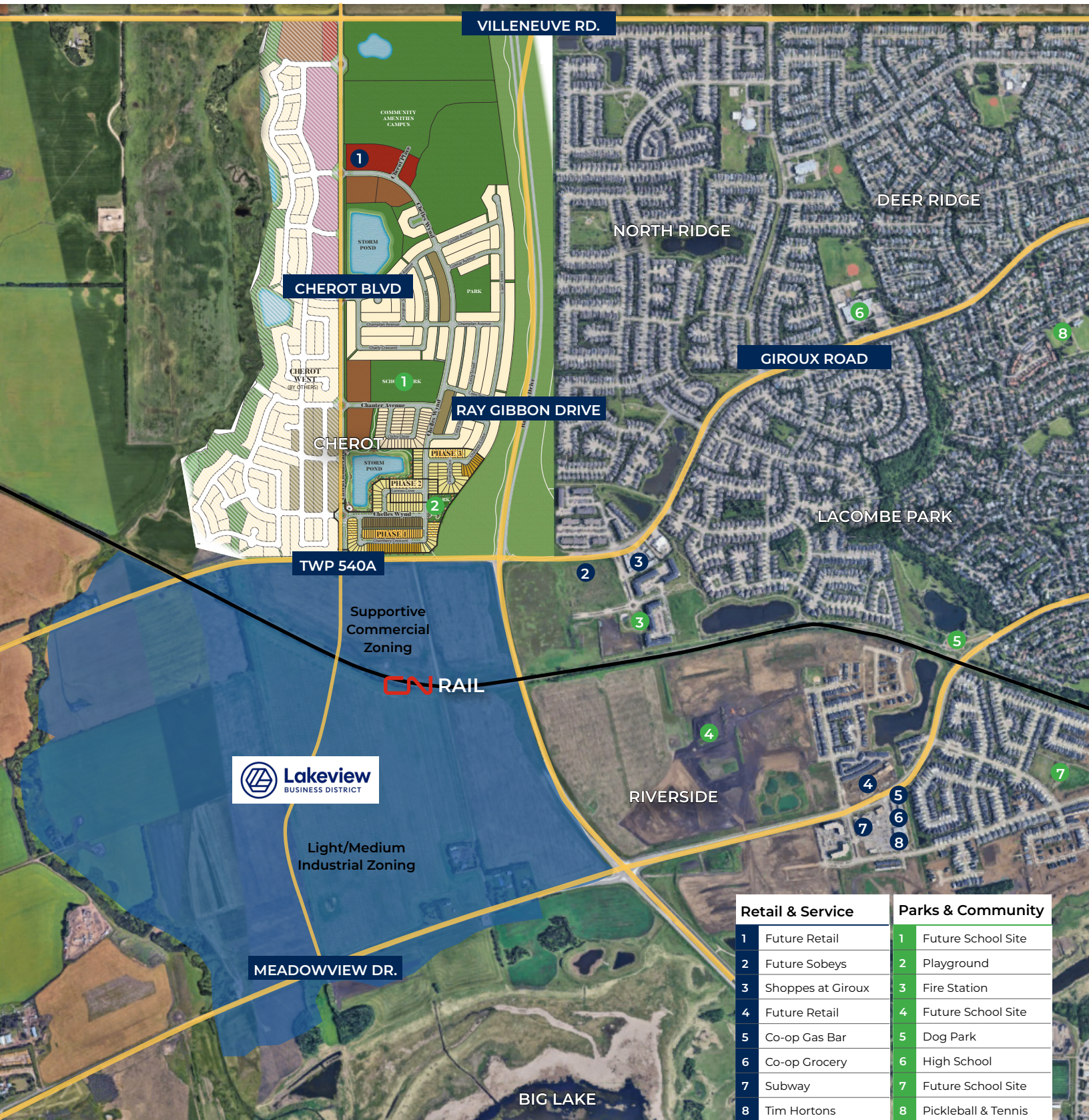


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AMENITIES | St. Albert's Newest Business Area, Lakeview Business Park



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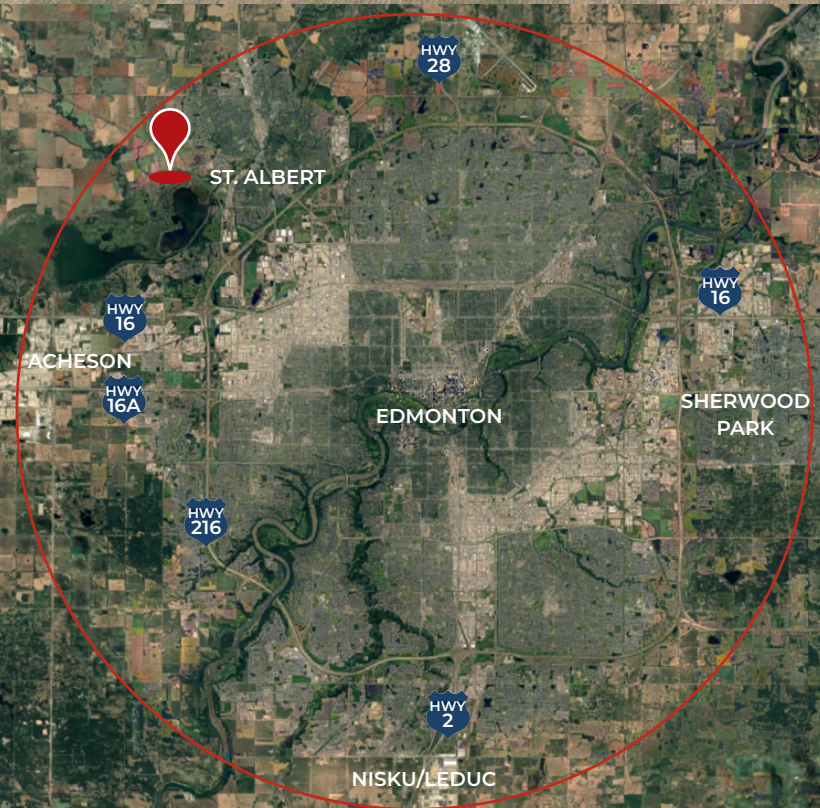
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LAKEVIEW BUSINESS DISTRICT

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