



FOR SALE

±2.35 Acres of Commercial
Industrial Development Land
20 Boudreau Road, St Albert, Alberta

For Sale



A Dynamic Location

Rich with Potential

This exceptional ±2.35-acre parcel of land in the highly sought-after Campbell Business Park presents an exciting opportunity for your business to grow and thrive. Fronting onto Boudreau Road (27,833 VPD (2023)), the land is zoned CIS Commercial Industrial, offering endless potential for development in a dynamic, well-established area. Directly south of the property is the AGLC Distribution Centre, with Century Casino to the west amongst a network of other major businesses in the vicinity, creating a thriving business ecosystem with strong, long-term tenants. St. Albert, known for its low crime rate, mature neighborhoods, and affluent, highly-educated residents, provides an ideal environment for businesses seeking stability and growth. The city's strategic location, just north of Edmonton, ensures easy access to regional markets via Anthony Henday Drive and St Albert Trail, making this an ideal investment for those looking to capitalize on a flourishing business hub with a secure and prosperous future.

Municipal Address 20 Boudreau Road, St Albert, Alberta

Legal Address Plan 8021992, Block A

Location Campbell Business Park

Site Area ±2.35 acres

Zoning CIS - Commercial & Industrial Service

Sale Price \$850,000 per acre

Property Tax \$30,718.97 (2024)



St Albert

Community Overview

St. Albert, Alberta, is a vibrant city that beautifully blends urban amenities with a strong sense of community and nature. Known for its picturesque parks and extensive trail systems, residents and visitors alike enjoy outdoor activities year-round, from hiking to winter sports. The city boasts a rich cultural scene, featuring art galleries, theaters, and lively festivals that celebrate local talent. St. Albert's commitment to education and family-friendly initiatives makes it an ideal place for families, while its diverse dining and shopping options cater to all tastes. With its charming smalltown feel and proximity to Edmonton, St. Albert offers a unique and welcoming atmosphere that truly enhances the quality of life for its residents.

Economic Diversification

St. Albert has a strong local service economy, with many office-based and industrial employers. However, the city's economic well-being is closely tied to the broader Edmonton metropolitan economy. Over half of St. Albert's workforce is employed in Edmonton, and the city also attracts visitors from outside the area who come for its well-known features, events, and services, contributing to the regional economic activity. Looking ahead, technological advancements and disruptions are expected to reshape workplaces and how we access goods and services. With its educated population and high quality of life, St. Albert is well-positioned to attract and support significant employment growth. Expanding the number of businesses and jobs in the city will help achieve a sustainable balance between residential and non-residential tax revenue.

Community Initiatives

St. Albert is consistently ranked as one of Canada's best places to live, known for its safety, health, prosperity, and high quality of life. The city's growth is expected to continue, with nearly 1,000 new residents and 500 new jobs annually. *Flourish*, the city's Municipal Development Plan (MDP), outlines a vision for a future population of 100,000 and up to 13,000 new jobs. The plan includes a growth strategy and urban structure that integrates environmental, economic, social, and cultural goals. It reflects the input of residents and stakeholders and guides future actions to enhance the city's livability, sustainability, and resilience. *Flourish* provides the foundation for detailed plans and land use regulations and anticipates changes like technological advances and shifting demographics. It positions St. Albert to proactively plan for future growth and opportunities.

Permitted Uses:

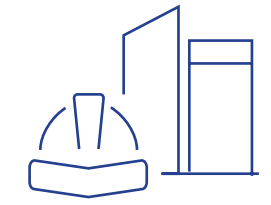
- Animal Grooming/Health
- Art Gallery/Studio
- Automotive Sales & Service
- Catering Service
- Construction Service
- Equipment Rental & Service
- Government Service
- Heavy Vehicle & Equipment Sales & Services
- Storage Facility etc..

Discretionary Uses:

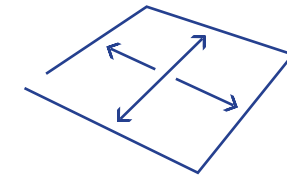
- Animal Service
- Cannabis Production & Distribution Facility
- Car Wash
- Conference & Banquet Facility
- Greenhouse & Plant Nursery
- Chemical Processing
- Daycare Facility
- Recycling Depot
- Health Service
- Recreation etc..



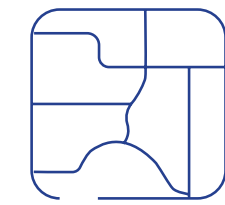
Highlights



Development Opportunity



±2.35 Acre Site



CIS Zoning
Commercial & Industrial Service



Exceptional Transportation
& Logistics Hub

Campbell Business Park

City of St. Albert Boundary

Stormwater Management Facility

Land Use Districts

- CIS - Commercial and Industrial Service
- BP2 - Business Park 2
- BPT - Business Park Transition
- PS - Public and Private Service
- DC - Direct Control



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