

# PRE - LEASING RETAIL UNITS

Expected Possession Summer 2027

📍 1175 St. Albert Trail , ST. Albert



## PRIME LOCATION

High visibility along  
St. Albert Trail



## AFFLUENT COMMUNITY

Strong demographics  
and rapid growth



## EXCELLENT ACCESS

Convenient access  
and ample parking

## KEY DEMOGRAPHICS



**96,811**

Population  
(2024 Est.)



**34,165**

Households  
(2024 Est.)



**40.2**

Average Age



**\$152,456**

Avg. Household  
Income



**2.8**

Average  
Family Size



St. Albert offers an affluent consumer base with median household income exceeding \$136,000



Population growth in St. Albert has exceeded 4.8% over the last 5 years (2018 - 2023)



Strategically located to serve a growing community with strong retail demand



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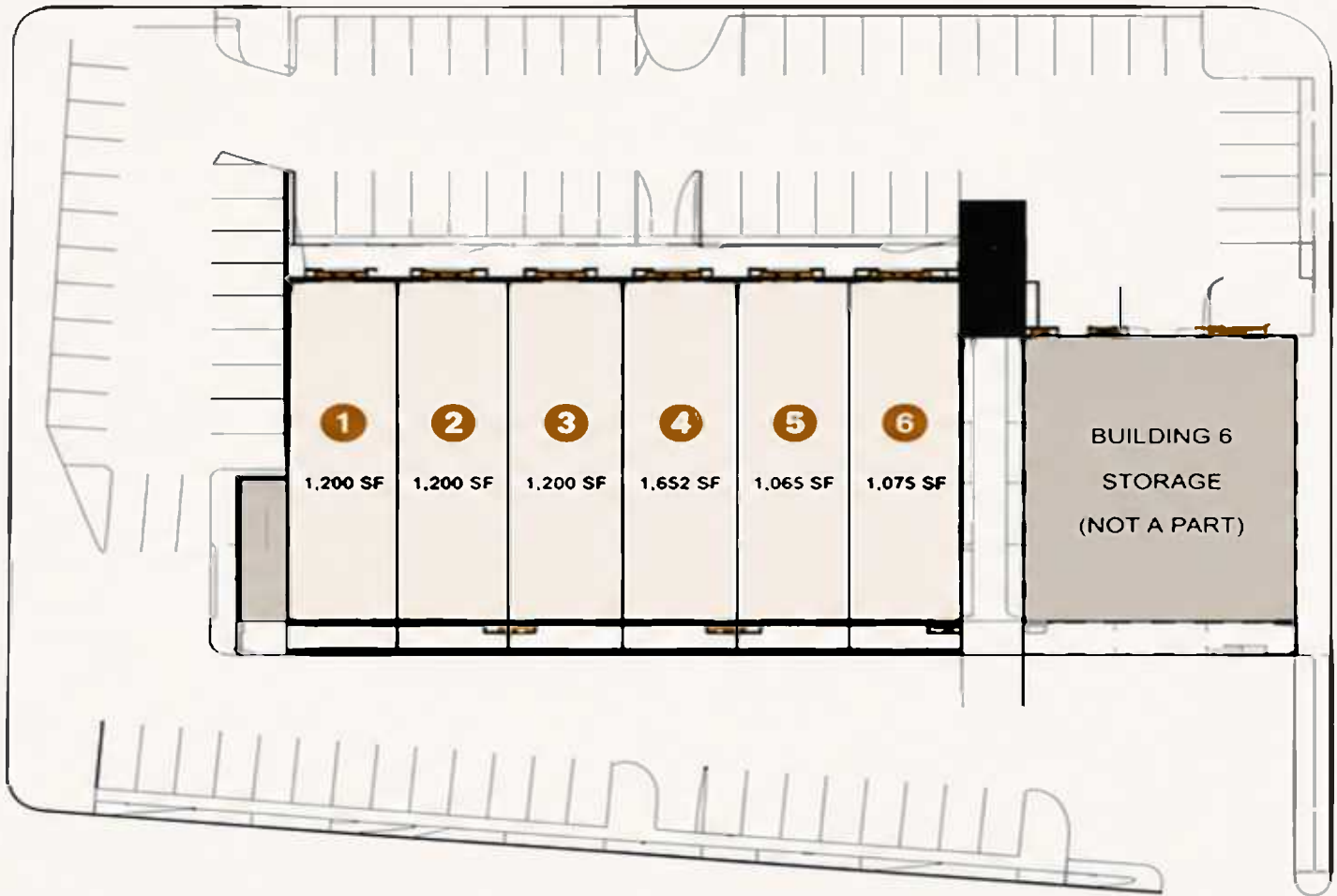
**CENTURY 21**

Commercial

SIGNATURE REALTY



# PROPERTY OVERVIEW



 <b>AVAILABLE SIX SPACES</b>	Unit 1 - 1200 Sq Ft Unit 2 - 1200 Sq Ft Unit 3 - 1200 Sq Ft	Unit 4 - 1652 Sq Ft Unit 5 - 1065 Sq Ft Unit 6 - 1075 Sq Ft
 <b>ZONING</b>	TCC - Trail Corridor Commercial District	
 <b>PARKING</b>	Surface , Ample	
 <b>OPERATING COST</b>	\$17 psf (2026)	
 <b>LEASE RATES</b>	Starting From \$36 psf	



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