



FOR SALE/LEASE

ST. ALBERT TRAIL RETAIL & INDUSTRIAL SHOWROOM PROPERTY

12610 St Albert Trail NW, Edmonton, AB

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PROPERTY HIGHLIGHTS

Prime Location: Strategically situated in a high-traffic area (accessed by both Yellowhead and St. Albert Trail) with excellent visibility and accessibility, ensuring maximum exposure for tenants.

Versatile Space: Flexible layout and ample square footage suitable for a variety of retail and industrial uses, accommodating different business needs.

Customizable Design: Opportunity for tenants to customize the space according to their branding and operational requirements, fostering a unique and tailored environment.

Parking Availability: Ample on-site parking for both customers and employees, ensuring convenience and ease of access.

Established Surroundings: Located in a thriving commercial district with a mix of complementary businesses, enhancing potential customer base.



PROPERTY DETAILS

MUNICIPAL ADDRESS
12610 St Albert Trail NW,
Edmonton, AB

ZONING
Business Commercial (CB)

NEIGHBOURHOOD
Brown Industrial

BUILDING TYPE
Retail/Industrial Showroom

BUILDING SIZE
30,720 SF (Showroom)
9,600 SF (Warehouse)
40,320 SF (Total)

SITE SIZE
2.76 Acres Est.

YEAR BUILT
2004

LOADING
(2) 10 x 12 Dock
With levellers

CEILING HEIGHT
22' Clear

PARKING
70+ Exclusive Stalls with
Access to additional as needed

AVAILABILITY
60 Days Notice

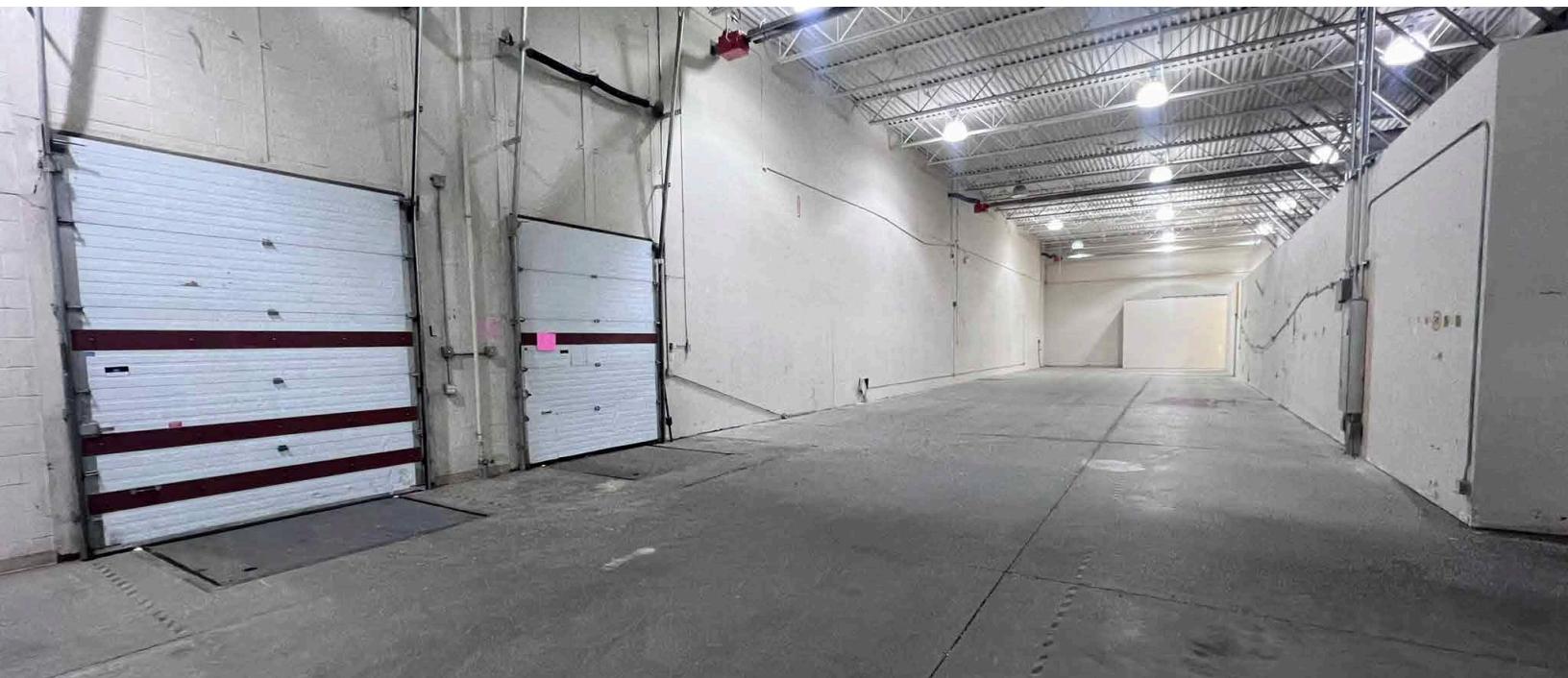
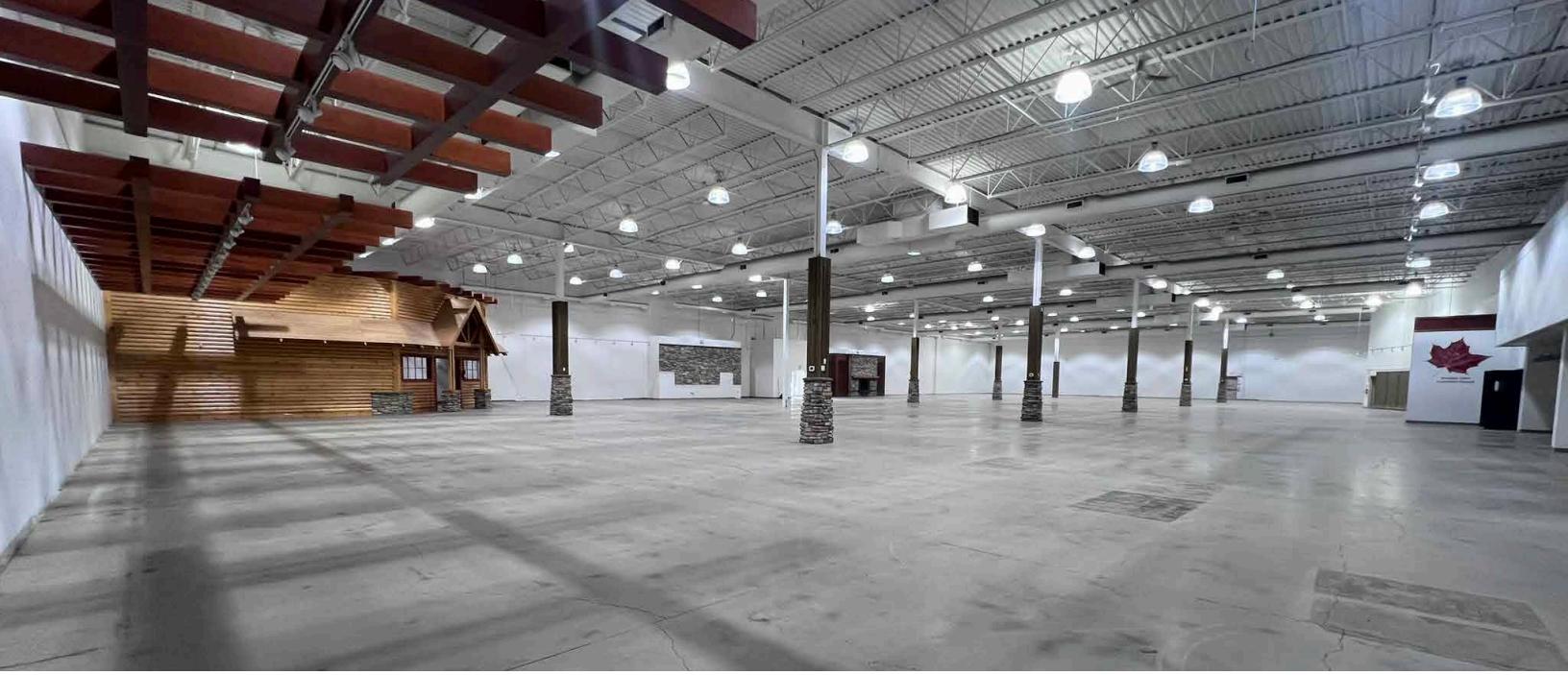




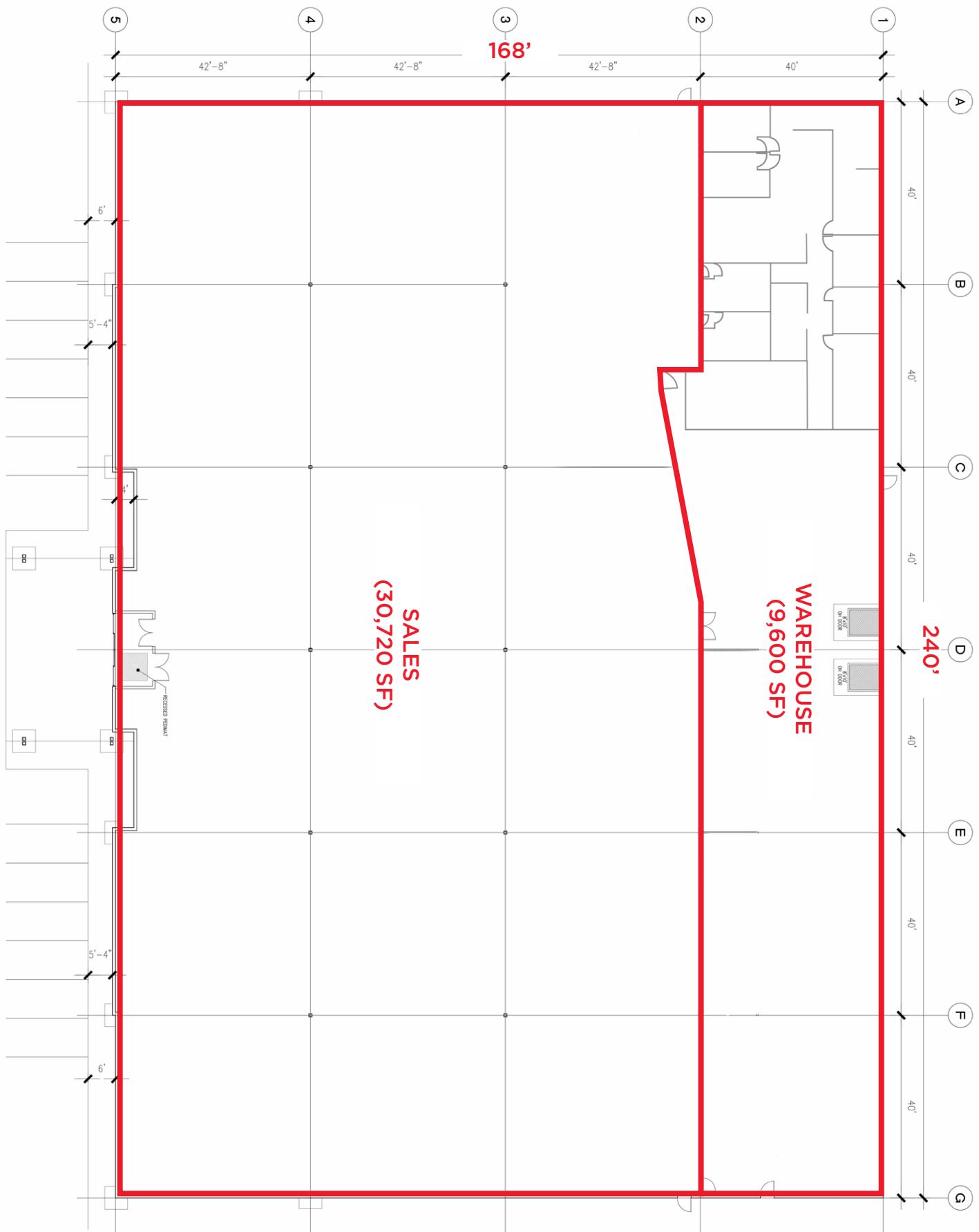
For the purpose of a sale the Vendor will create a **bare land condo** consisting of the building and approximately **2.76 Acres** of total lot size.

Exact size, dimensions and boundaries of the legal lot are to be determined.





FLOOR PLAN



Floor plan for information purposes only



DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
4,676	43,240	121,409



HOUSEHOLDS

1 KM	3 KM	5 KM
1,652	16,511	59,924



AVERAGE INCOME

1 KM	3 KM	5 KM
\$117,462	\$104,197	\$107,333



VEHICLES PER DAY

41,200 VPD on St. Albert Trail NW
72,000 Yellowhead Trail Highway

POTENTIAL USES



Indoor Sales & Service



Indoor Entertainment



Community Service



Health Care Facility



Office



Custom Manufacturing



And Many More..



FINANCIAL SUMMARY

LEASE RATE
\$14.00/SF

OPERATING COSTS
Taxes \$4.83/SF (2025 Est)
Otherwise Self Managed
Property

SALE PRICE
\$9,000,000

TAXES
\$194,769.96
(2025 Est. Based on 90%
of the legal lot)

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