



**CUSHMAN &
WAKEFIELD**
Edmonton

HIGH EXPOSURE



FOR SALE/LEASE

ST. ALBERT TRAIL RETAIL & INDUSTRIAL SHOWROOM PROPERTY

12610 St Albert Trail NW, Edmonton, AB

Chris Sieben
Partner
780 720 0227
chris.sieben@cwedmonton.com

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedmonton.com

Kennedy Munro
Associate
780 966 2315
kennedy.munro@cwedmonton.com

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

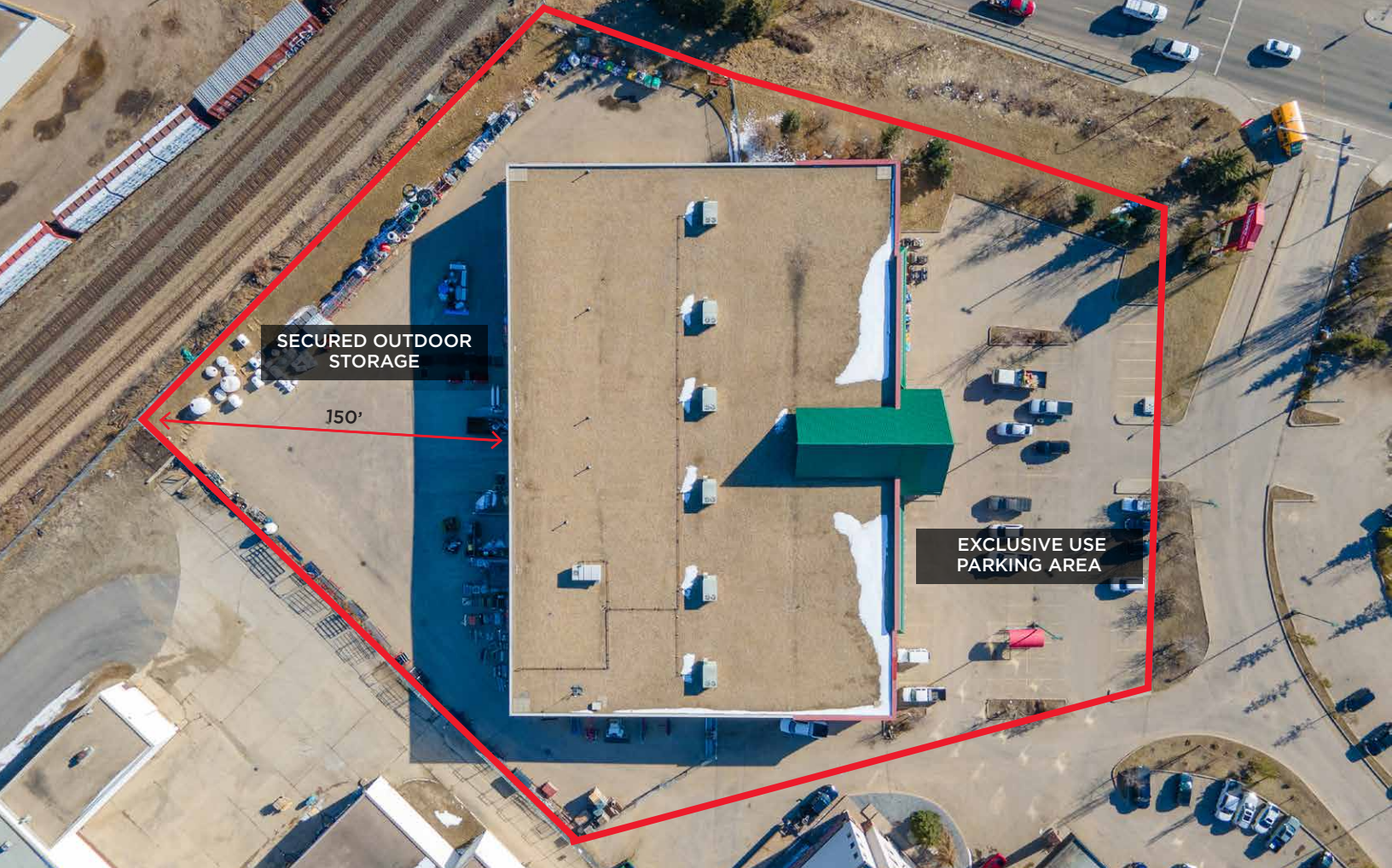
PARKING

70+ Exclusive Stalls with
Access to additional as needed

AVAILABILITY

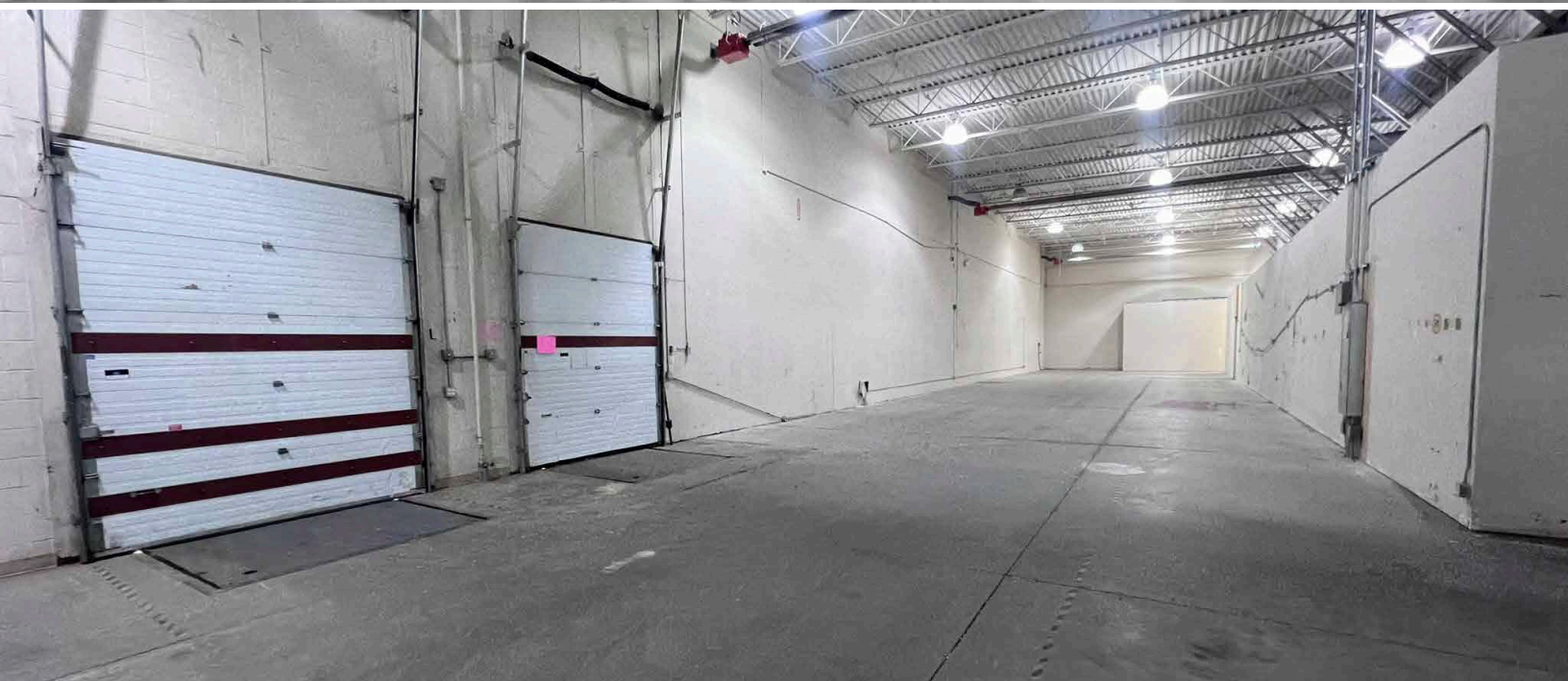
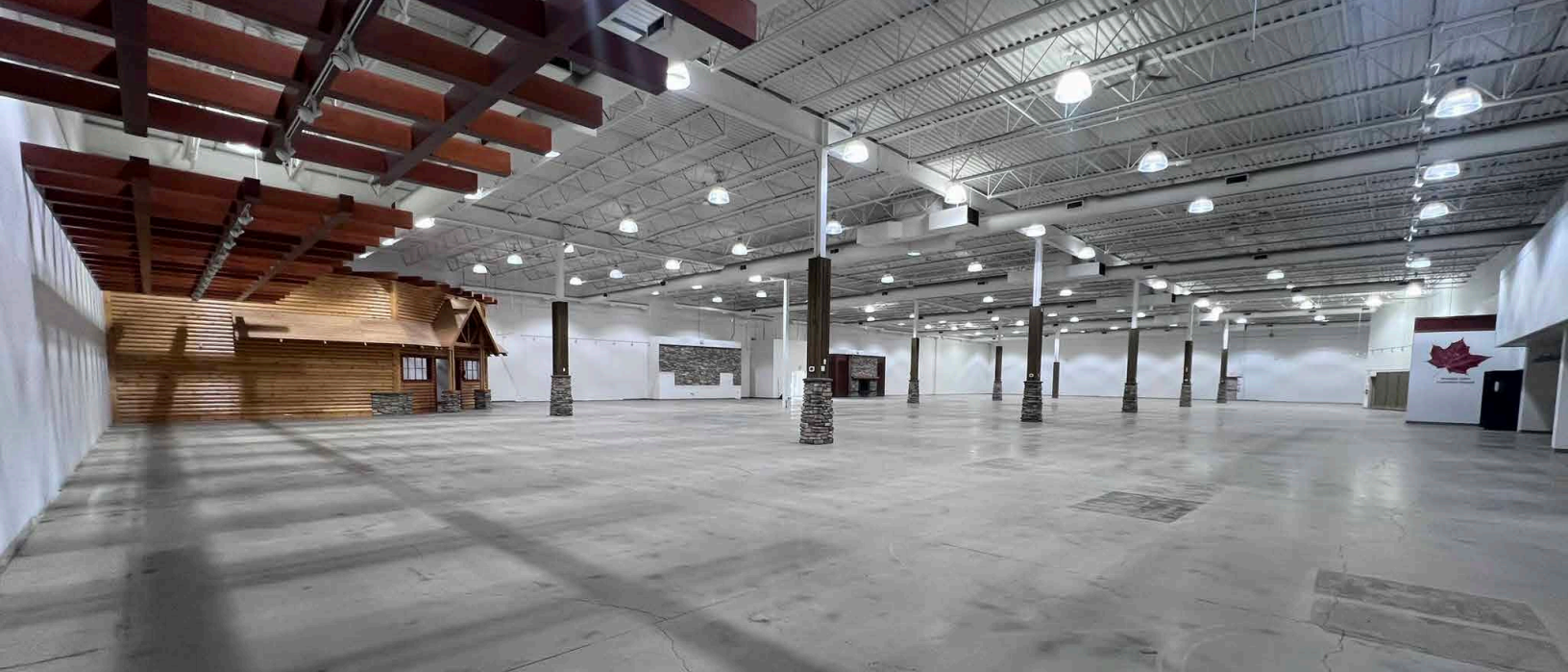
60 Days Notice



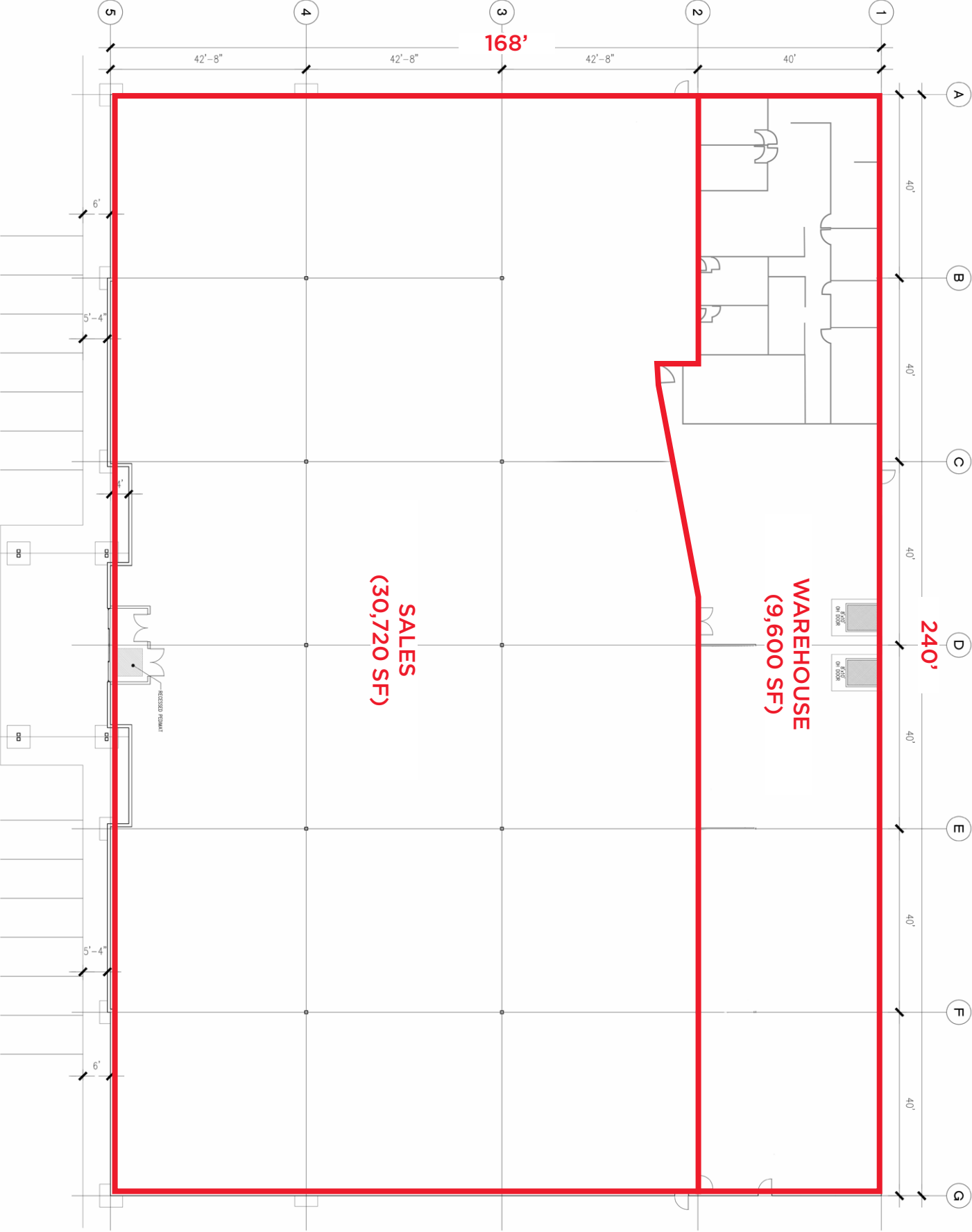


For the purpose of a sale the Vendor will create a **bare land condo** consisting of the building and approximately **2.76 Acres** of total lot size.
Exact size, dimensions and boundaries of the legal lot are to be determined.





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..



**CUSHMAN &
WAKEFIELD**
Edmonton

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)

Chris Sieben
Partner

780 720 0227
chris.sieben@cwedm.com

Karina Lopez
Senior Associate

780 429 9393
karina.lopez@cwedm.com

Kennedy Munro
Associate

780 966 2315
kennedy.munro@cwedm.com