

FOR LEASE



STURGEON PLAZA RETAIL SPACE

1 HEBERT ROAD, ST. ALBERT, AB

**SMALL BAY OPPORTUNITY:
772 SQUARE FEET**



**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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

PROPERTY DETAILS

Municipal Address	Unit 119A, 1 Hebert Road, St. Albert, AB
Legal Description	Plan 982 6493, Block 12, Lot 39
Zoning:	CC - Corridor Commercial
Parking Area:	Ample onsite parking
Size:	772 SF
Operating costs:	\$19.41 per SF (2025)

PYLON SIGNAGE AVAILABLE



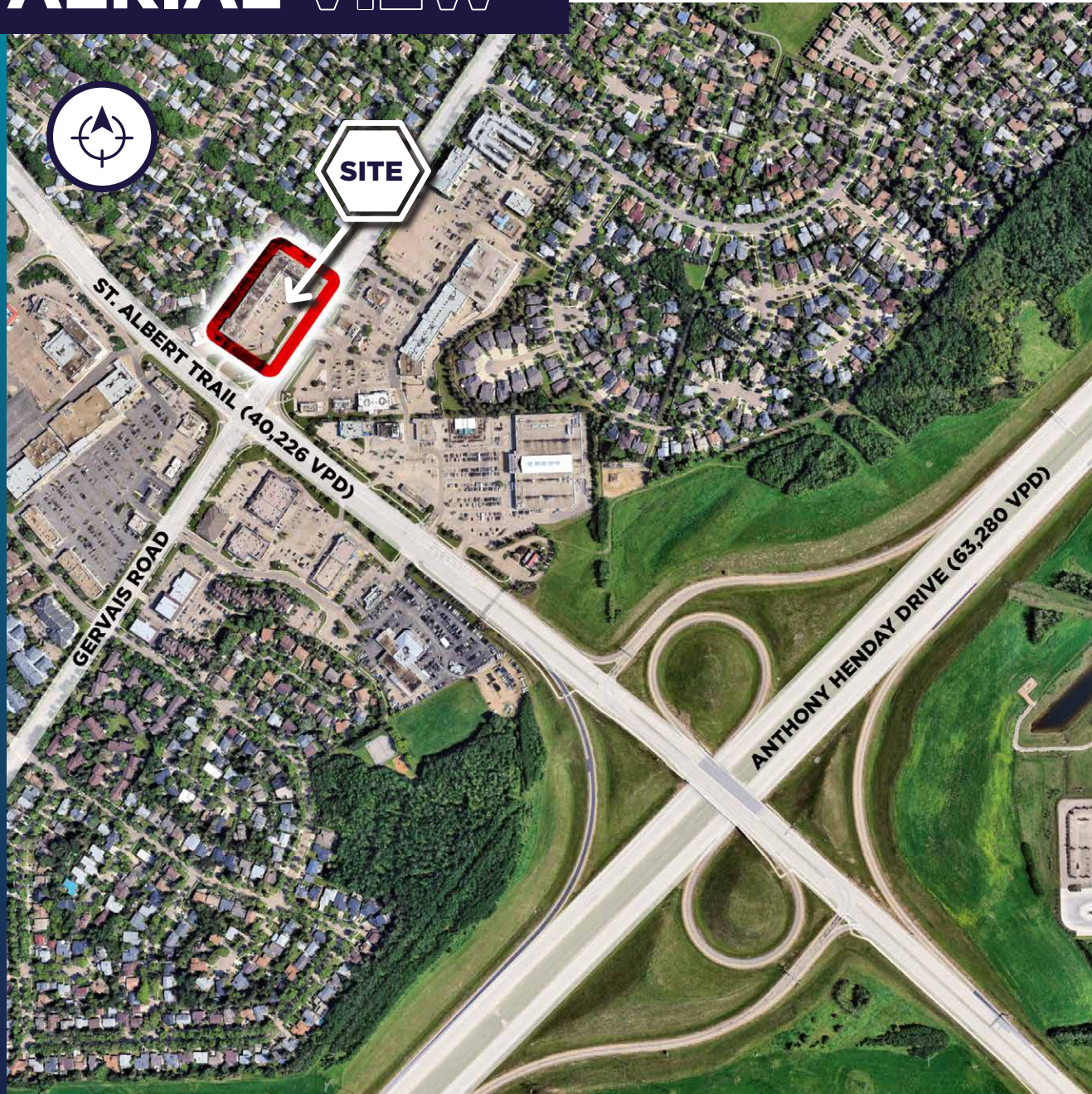
SURROUNDING BUSINESSES



PROPERTY HIGHLIGHTS

- Great opportunity at busy shopping centre, with 772 square feet of availability.
- Available within 30 days.
- Attractive rental rates.
- Ideal space for hearing clinics, flower shops, insurance office, etc.
- Retail shopping centre located in busy intersection at the entrance of St. Albert.
- Exposure to 40,226 vehicles per day along St. Albert Trail.
- Pylon signage availability.

AERIAL VIEW



AREA DEMOS



HOUSEHOLDS

1KM	3KM	5KM
2,546	13,623	34,060



POPULATION

1KM	3KM	5KM
6,747	37,096	98,731



AVERAGE INCOME

1KM	3KM	5KM
\$128,093	\$141,498	\$154,732

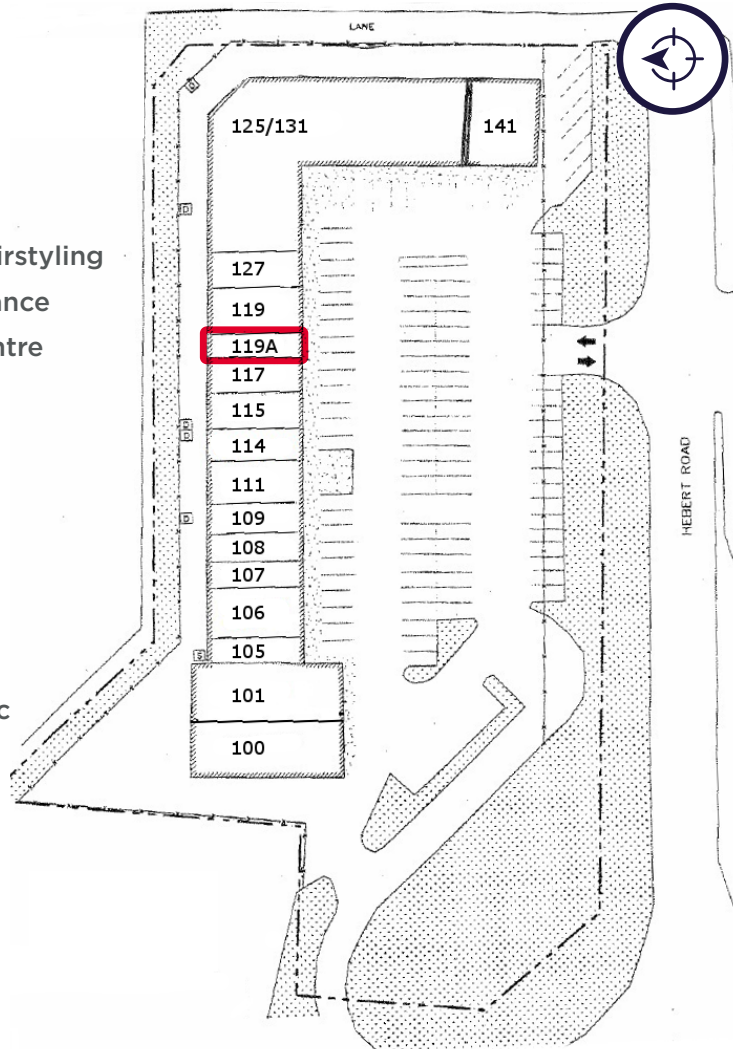


VEHICLES PER DAY

St. Albert Trail: 40,226 VPD
Anthony Henday: 63,280 VPD

SITE PLAN & TENANTS

- 100. Global Pet Foods
- 101. Bodega St. Albert
- 105. BND Beauty and Hairstyling
- 106. Co-Operators Insurance
- 107. Oxford Learning Centre
- 108. Quickly Bubble Tea
- 109. Judy's Nails
- 111. The Dinner Factory
- 114. Dr. Phone Fix
- 115. Barber Shop Boyz
- 117. St. Albert Opticians
- 119A. Vacant**
- 119. Red Willow Vet Clinic
- 127. Lemon Grass Grill
- 128. Vape Shop
- 129. MD Medical Centres.
- 131/141. Ace Liquor



FLOOR PLAN

