

**FOR SALE**

# ±4 ACRES ST. ALBERT TRAIL EXPOSURE

1165 St. Albert Trail, St. Albert, AB

**HIGH EXPOSURE COMMERCIAL DEVELOPMENT LAND**

**SIGNIFICANT RESIDENTIAL IN ERIN RIDGE/ST. ALBERT**

**LOCATED WITHIN CITY OF ST. ALBERT BOUNDARY AND TAX BASIS**



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 **CUSHMAN & WAKEFIELD**  
Edmonton

# PROPERTY DETAILS

## Municipal Address

1165 St. Albert Trail,  
St. Albert, AB

## Legal Description

Lot 5, Block 5,  
Plan 2421015

## Property Taxes

\$69,079.88 (2025)

## Sale Price

**\$4,400,000.00**

## Zoning

Trail Corridor  
Commercial District

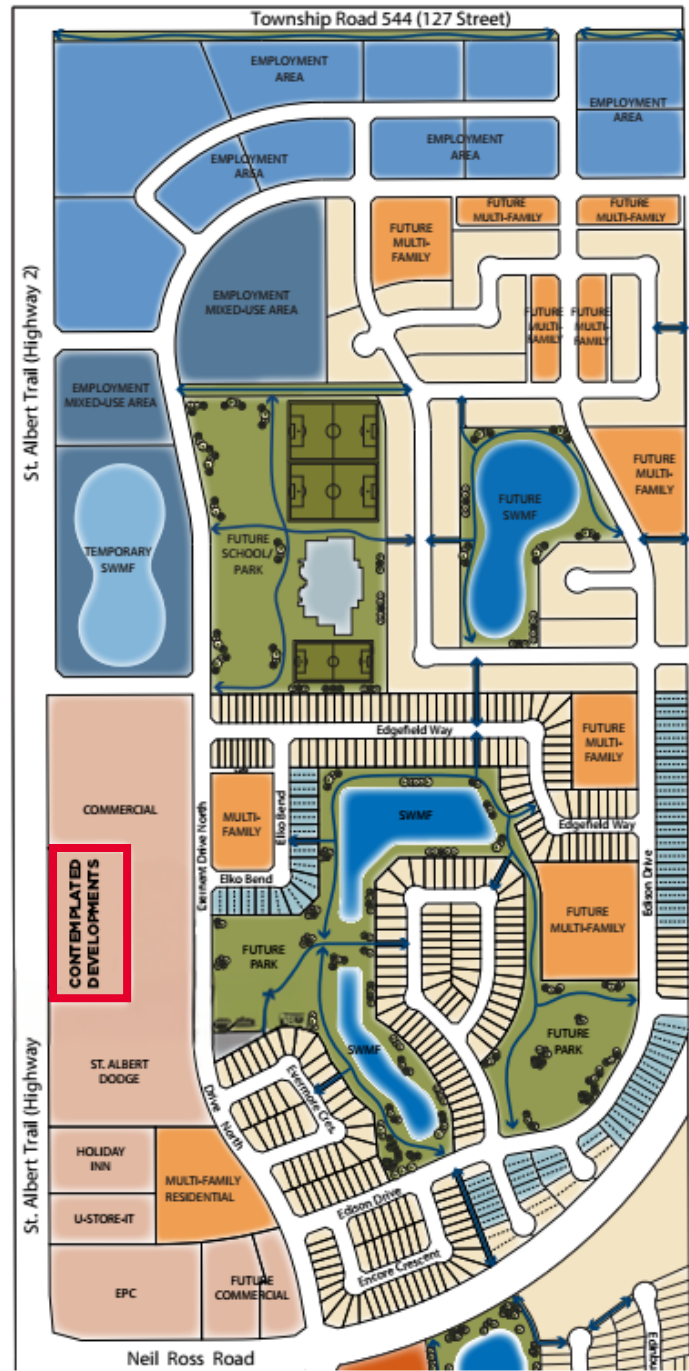
## Land Size

4 Acres

## Availability

Immediate





		
<b>1,774</b> <b>POPULATION</b> <i>Within 1 KM</i>	<b>\$127,837</b> <b>AVG. INCOME</b> <i>Within 1 KM</i>	<b>603</b> <b>HOUSEHOLDS</b> <i>Within 1 KM</i>
<b>19,462</b> <b>POPULATION</b> <i>Within 3 KM</i>	<b>\$181,995</b> <b>AVG. INCOME</b> <i>Within 3 KM</i>	<b>6,201</b> <b>HOUSEHOLDS</b> <i>Within 3 KM</i>
<b>53,014</b> <b>POPULATION</b> <i>Within 5 KM</i>	<b>\$178,499</b> <b>AVG. INCOME</b> <i>Within 5 KM</i>	<b>17,842</b> <b>HOUSEHOLDS</b> <i>Within 5 KM</i>

# PERMITTED AND DISCRETIONARY USES

	<b>PERMITTED USES</b>	<b>DISCRETIONARY USES</b>
<b>(i)</b>	(A) ANIMAL GROOMING	(B) AUCTION (GENERAL)
<b>(ii)</b>	(A) ANIMAL HEALTH	(B) AUTOMOTIVE (SALES)
<b>(iii)</b>	(A) M GALLEY/STUDIO	(B) AUTOMOTIVE (SERVICE)
<b>(iv)</b>	(A) CATERING SERVICE WHICH USES UP TO THREE VEHICLES	(B) AUTOMOTIVE (SPECIALTY)
<b>(v)</b>	(A) DWELLING UNIT ABOVE A NON-RESIDENTIAL USE	(B) BROADCASTING STUDIO
<b>(vi)</b>	(A) EQUIPMENT SERVICE	(B) CAR WASH
<b>(vii)</b>	(A) ESTABLISHMENT (BREW PUB)	(B) CONFERENCE AND BANQUET FACILITY
<b>(viii)</b>	(A) ESTABLISHMENT (DRINKING)	(B) CONSTRUCTION SERVICE
<b>(ix)</b>	(A) ESTABLISHMENT (ENTERTAINMENT)	(B) DAYCARE FACILITY
<b>(x)</b>	(A) ESTABLISHMENT (RESTAURANT)	(B) DRIVE-THROUGH
<b>(xi)</b>	(A) FUNERAL HOME	(B) DWELLING (APARTMENT)
<b>(xii)</b>	(A) GOVERNMENT SERVICE	(B) EQUIPMENT RENTAL
<b>(xiii)</b>	(A) GROUP HOME	(B) ESTABLISHMENT (GAMING)
<b>(xiv)</b>	(A) HEALTH SERVICE	(B) HOME-BASED BUSINESS (LEVEL TWO)
<b>(xv)</b>	(A) HOTEL	(B) PARKING LOT, FOR OFF-SITE PARKING ONLY
<b>(xvi)</b>	(A) PERSONAL SERVICE	(B) PUBLIC UTILITY BUILDING
<b>(xvii)</b>	(A) PROFESSIONAL OFFICE	(B) RECYCLING DEPOT
<b>(xviii)</b>	(A) RECREATION (INDOOR)	(B) RELIGIOUS ASSEMBLY
<b>(xix)</b>	(A) RETAIL (GENERAL)	(B) RESIDENTIAL SALES CENTRE
<b>(xx)</b>	(A) SCHOOL (COMMERCIAL)	(B) RETAIL (ADULT)
<b>(xxi)</b>	(A) SCHOOL (POST-SECONDARY)	(B) RETAIL (CANNABIS)
<b>(xxii)</b>	(A) SERVICE STATION	(B) STORAGE FACILITY (INDOOR)
<b>(xxiii)</b>	(A) SHOPPING CENTRE	(B) ACCESSORY DEVELOPMENT TO ANY PERMITTED USE OR DISCRETIONARY USE
<b>(xxiv)</b>	(A) SUPPORTIVE LIVING ACCOMMODATION	
<b>(xxv)</b>	(A) WAREHOUSE STORE (RETAIL)	

## CONTACT

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