

YOUR  
SIGNAGE  
HERE

Village Landing  
**DAYCARE**

FOR LEASE

# FORMER THEATRE AT VILLAGE LANDING

140 ST. ALBERT TRAIL, ST. ALBERT, AB

Up to 19,000 SF Available  
Located on the lower level

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
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# OVERVIEW

Save on Foods grocery anchored site located on the North West corner of St. Albert Trail & Gervais Road

St. Albert Trail sees over 37,000 vehicles per day

Tenants include: Shoppers Drug Mart, Dollarama, Starbucks, Wendy's, Ricky's, Pet Value, Anytime Fitness, Swiss Chalet and many more!

CC - Corridor Commercial District Zoning allows for a wide variety of Retail uses

Rental Rate: Market

ANTHONY HENDAY DRIVE

ST. ALBERT TRAIL

HEBERT ROAD



UP TO 19,000 SF  
(SUB-DIVISIBLE)



**SITE**  
(ENTRANCE AT BACK OF BUILDING)



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

140 St. Albert Trail, St. Albert, AB

## LEGAL DESCRIPTION

Plan 042683, Block 3, Lot 14

## ZONING

CC - Corridor Commercial District

## NEIGHBOURHOOD

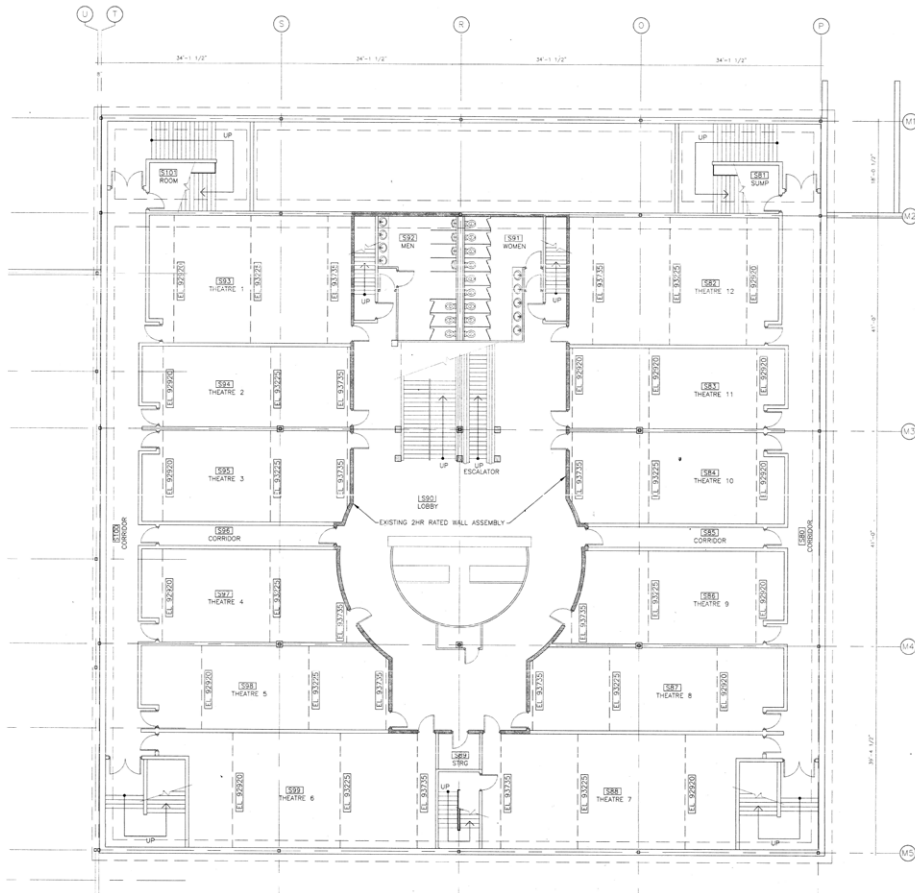
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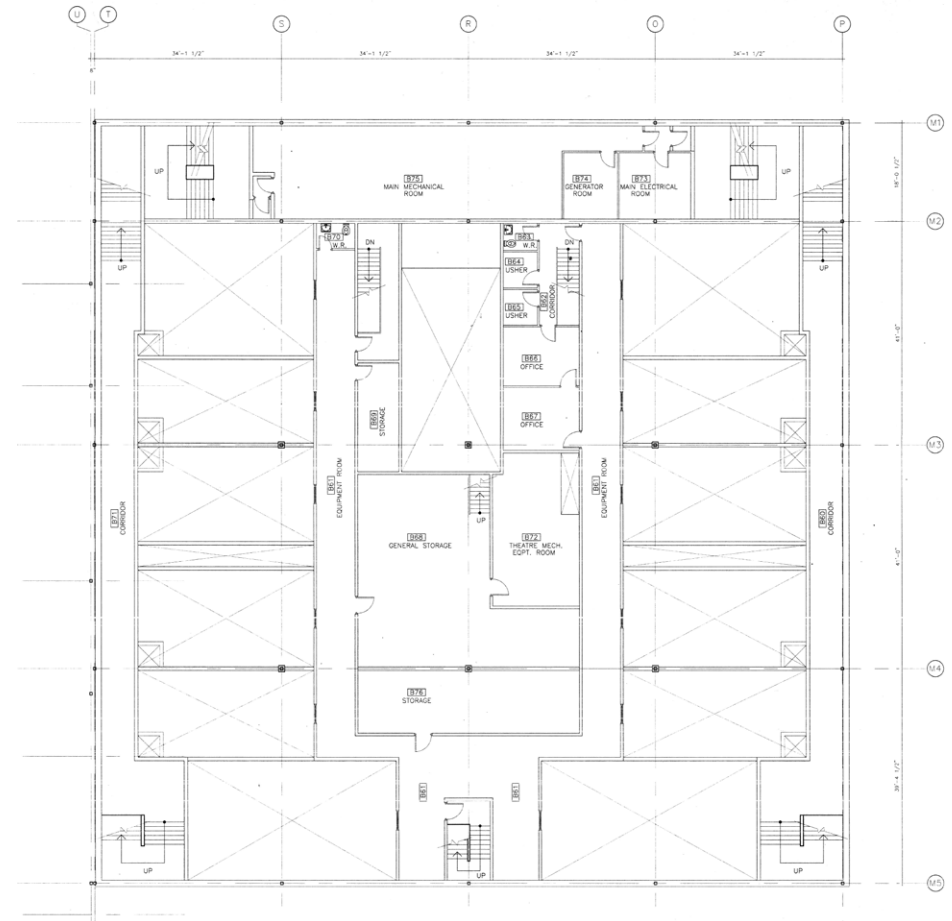


# SITE PLANS

## MEZZANINE PLAN



## BASEMENT PLAN



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