

FOR LEASE

VILLAGE LANDING

140 ST. ALBERT TRAIL, ST. ALBERT, AB

**5,000 SF Future Pad Opportunity
Available and up to 19,000 SF Former
Theatre Available**

Cushman & Wakefield Edmonton
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PROPERTY HIGHLIGHTS

- Save-On-Foods grocery anchored site located on the North West Corner of St. Albert Trail & Gervais Road
- St. Albert Trail has 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
- Estimated Additional Rent: \$12.37/SF (excluding management fee) estimated for 2023



HEBERT ROAD

ST. ALBERT TRAIL

ANTHONY HENDAY DRIVE

SITE

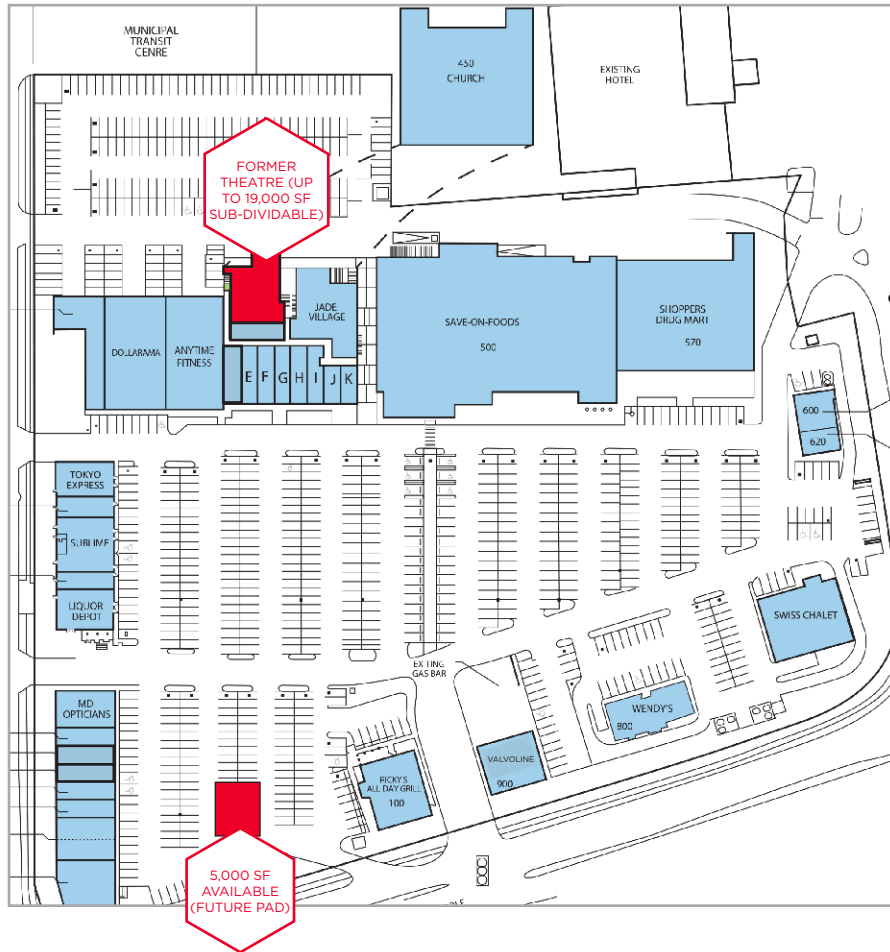
PROPERTY PHOTOS



VALVOLINE - NOW OPEN!



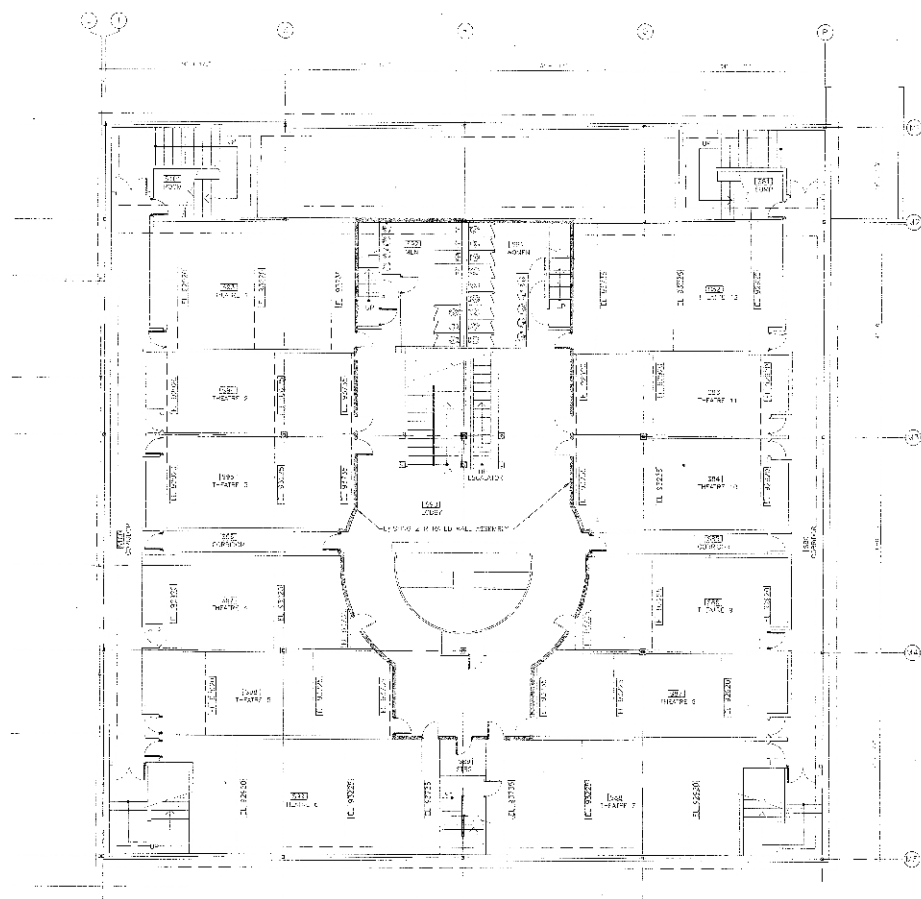
SITE PLAN



Tenant List

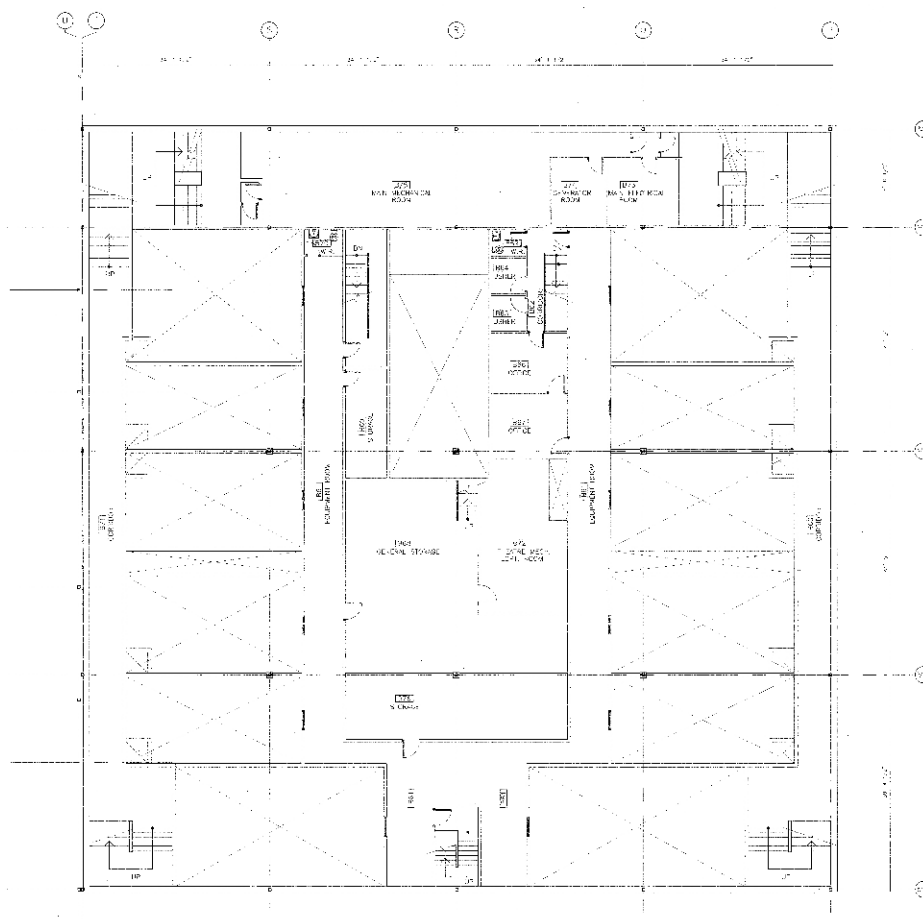
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|------------------|-----------------------|-----------------|--------------------------|
| Unit 1000 | Ricky's All Day Grill | Unit 445 | Page the Cleaner |
| Unit 900 | Valvoline Oil Change | Unit 450 | Cooperator Insurance |
| Unit 800 | Wendy's | Unit 455 | Signore Hair |
| Unit 700 | Swiss Chalet | Unit 460 | Bell |
| Unit 600 | Starbucks | Unit 465 | Glow Juicery |
| Unit 620 | Mr. Sub | Unit 470 | St. Albert Day Care |
| Unit 500 | Save on Foods | Unit 480 | Jade Village |
| Unit 510 | Shoppers Drug Mart | Unit 490 | Next Christian Community |
| Unit 400 | Dental | Unit 350 | Tokyo Express |
| Unit 405 | Dollarama | Unit 340 | Expedia Cruise Ships |
| Unit 410 | Anytime Fitness | Unit 335 | Sublime Swimwear |
| Unit 430 | 1,182 SF | Unit 315 | Marble Slab |
| Unit 435 | B Perfect Nails | Unit 305 | 2,500 SF |
| Unit 440 | Fabutan | Unit 255 | MD Opticians |
| | | Unit 250 | Tommy Gun's Barber |
| | | Unit 245 | Available |
| | | Unit 240 | Simply Donair |
| | | Unit 235 | H&R Block |
| | | Unit 230 | Panago Pizza |
| | | Unit 210 | Massage Experts |
| | | Unit 205 | Pet Valu |

FORMER THEATRE FLOOR PLAN



BASEMENT PLAN

MEZZANINE PLAN





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