

FOR LEASE

ST. ALBERT TRAIL RETAIL BAY

22A Muir Drive,
St. Albert, AB



DIRECT EXPOSURE TO ST. ALBERT TRAIL

SMALL BAY RETAIL OPPURTUNITY

PROPERTY HIGHLIGHTS

- Opportunity to lease a high exposure retail bay within St. Albert.
- Direct exposure to St. Albert Trail (45,343 vehicles per day)
- Flexible zoning allowing for a variety of users

PROPERTY DETAILS

| | |
|--------------------|--------------------------------|
| Municipal Address: | 22A Muir Drive, St. Albert, AB |
| Legal Description: | Plan G, Block 7, Lots 64 & 65 |
| Zoning: | CC (Corridor Commercial) |
| Neighbourhood: | St. Albert |
| Building Type: | Retail Strip Centre |

| | |
|-----------------|----------------|
| Available Size: | 990 SF |
| Year Built: | 1971 |
| Lease Rate: | \$22.00 per SF |
| Operating Cost: | TBC |
| Availability: | December 2023 |

Doug Rae

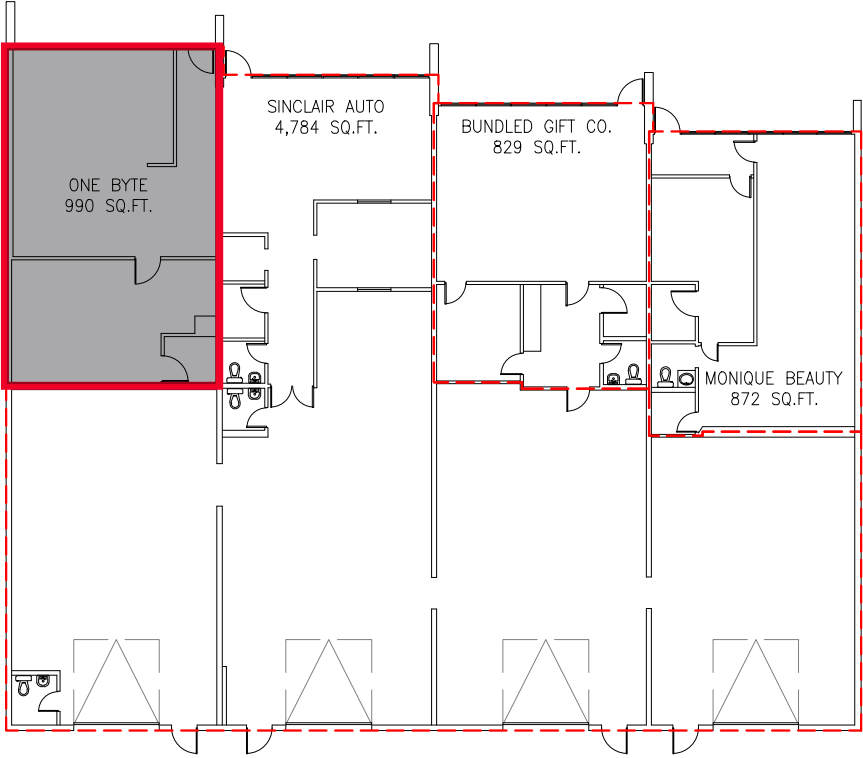
Partner
780 429 9397
doug.rae@cwedm.com

Kennedy Munro

Associate
780 670 3042
kennedy.munro@cwedm.com

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

FLOOR PLAN



AERIAL



DEMOGRAPHICS

| | POPULATION | | |
|--|----------------|-----------|-----------|
| | 1km | 3km | 5km |
| | 6,095 | 53,940 | 76,223 |
| | HOUSEHOLDS | | |
| | 1km | 3km | 5km |
| | 2,483 | 20,449 | 28,503 |
| | AVERAGE INCOME | | |
| | 1km | 3km | 5km |
| | \$103,273 | \$144,186 | \$148,017 |