

## **FORMER** LOUISIANA PURCHASE

13503 St. Albert Trail, Edmonton, AB

# 5,359 SF (PLUS 830 SF MEZZANINE)

AVAILABLE IMMEDIATELY

### **Gary Killips**

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#### **Brett Killips**

Partner 780 702 2948

#### **Devan Ramage**

Associate 780 702 9479

by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. January 8, 2024

## FOR LEASE





## THE OPPORTUNITY

- Strategically located along St. Albert Trail.
- High exposure corner location sees over 40,700 vehicles per day.
- New tenants to the centre include: Value Village, Sauce Modern Caribbean Cuisine, Best Kebab, Red Swan Pizza and Flo N Go Yoga Studio.
- Join Beijing House, Moxies, Sleep Country, and other service, food, and specialty retailers.
- Southwest facing second floor patio.
- Main Floor: 5,359 SF plus 830 SF Mezzanine.
- Space features: Beautifully builtout dining room with high quality fixtures, centrally located bar, high ceilings, well serviced kitchen area, 2 walk-in coolers and much more!
- Ample on-site parking.
- DC2 Zoning allows for a wide variety of retail uses.

## PROPERTY DETAILS

Municipal Address: 13503 St. Albert Trail,

Edmonton, AB

Legal Description: Plan 9926834, Block 13A,

Lot 15

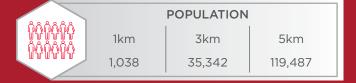
**Zoning:** (DC2) Site Specific

**Development Control** 

Lease Rate: Market

**Additional Rent:** \$12.59 (2024)

## DEMOGRAPHICS



HOUSEHOLDS		
1km	3km	5km
306	13,047	43,310

	AVERAGE INCOME			
8	1km	3km	5km	
	\$103,491	\$120,430	\$119,713	









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