

# FORMER LOUISIANA PURCHASE

13503 St. Albert Trail,  
Edmonton, AB

**5,359 SF (PLUS  
830 SF MEZZANINE)**  
**PENDING**

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# 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 built-out 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

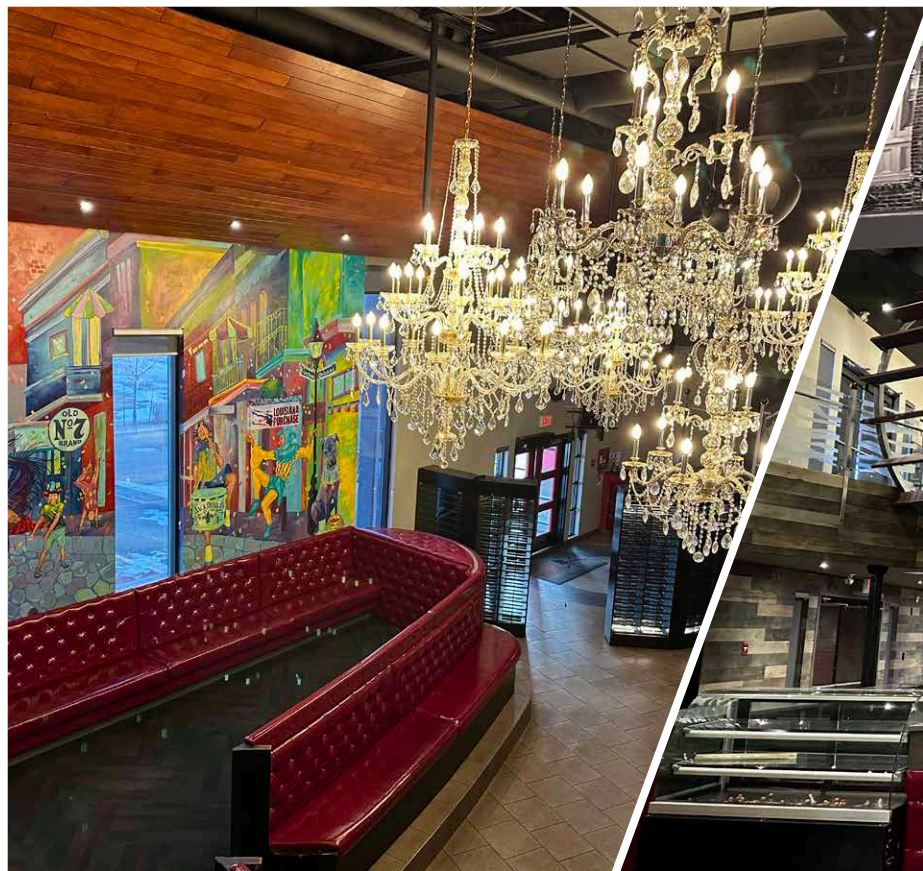
POPULATION	POPULATION		
	1km	3km	5km
	1,038	35,342	119,487

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

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

VEHICLES PER DAY	VEHICLES PER DAY	
	40,700 on St. Albert Trail NW	33,600 on 137 Avenue NW
		





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