



**CUSHMAN &
WAKEFIELD**
Edmonton

HIGH EXPOSURE



FOR LEASE

ST. ALBERT TRAIL RETAIL & INDUSTRIAL SHOWROOM PROPERTY

12610 St Albert Trail NW, Edmonton, AB

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PROPERTY HIGHLIGHTS

Prime Location: Strategically situated in a high-traffic area (accessed by both Yellowhead and St. Albert Trail) with excellent visibility and accessibility, ensuring maximum exposure for tenants.

Versatile Space: Flexible layout and ample square footage suitable for a variety of retail and industrial uses, accommodating different business needs.

Customizable Design: Opportunity for tenants to customize the space according to their branding and operational requirements, fostering a unique and tailored environment.

Parking Availability: Ample on-site parking for both customers and employees, ensuring convenience and ease of access.

Established Surroundings: Located in a thriving commercial district with a mix of complementary businesses, enhancing potential customer base.



PROPERTY DETAILS

MUNICIPAL ADDRESS
12610 St Albert Trail NW,
Edmonton, AB

ZONING
Business Commercial (CB)

NEIGHBOURHOOD
Brown Industrial

BUILDING TYPE
Retail/Industrial Showroom

BUILDING SIZE
30,631 SF (Showroom)
9,600 SF (Warehouse)

40,231 SF (Total)

YEAR BUILT
2004

LOADING
(2) 10 x 12 Dock

CEILING HEIGHT
22' Clear

PARKING
Ample parking

AVAILABILITY
June 1, 2024

LEASE RATE
Market

OPERATING COSTS
TBC



SITE

CHATEAU
NOVA

ACCESS

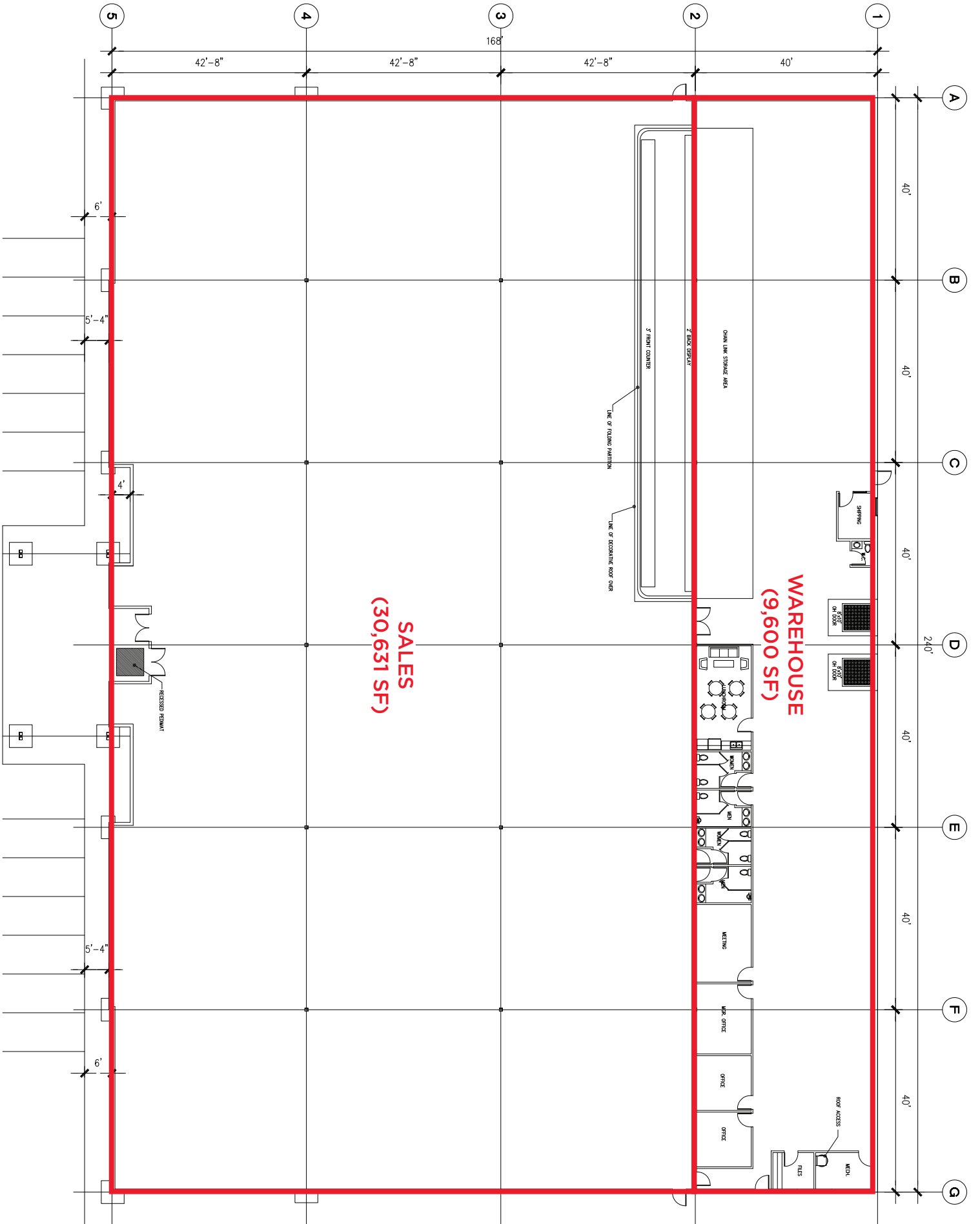
ACCESS

YELLOWHEAD TRAIL HIGHWAY
(72,000 VPD)

ST. ALBERT TRAIL (41,200 VPD)



FLOOR PLAN





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DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
4,676	43,240	121,409



HOUSEHOLDS

1 KM	3 KM	5 KM
1,652	16,511	59,924



AVERAGE INCOME

1 KM	3 KM	5 KM
\$117,462	\$104,197	\$107,333



VEHICLES PER DAY

41,200 VPD on St. Albert Trail NW
72,000 Yellowhead Trail Highway

POTENTIAL USES



Indoor Sales & Service



Indoor Entertainment



Community Service



Health Care Facility



Office



Custom Manufacturing



And Many More..

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