

SITE DETAILS

- **ADDRESS**
12930/38 St. Albert Trail, Edmonton
- **LEGAL ADDRESS**
Plan 992-6339
Block 2
Lot 13
- **TYPE**
Retail
- **ZONING**
IB – Industrial Business
- **YEAR BUILT**
1973
- **AREA**
From 4,797 SF to 14,293 SF
- **LOADING**
Dock and grade
- **CEILING HEIGHT**
17'
- **PARKING**
Ample open parking



SITE FEATURES

This space is ideally situated directly on St. Albert Trail with very high exposure to considerable commuter traffic. With the wide open space plan, bare concrete floors, new T5 fluorescent lighting, and brand new HVAC units throughout, this space has great potential for larger retail users (furniture sales, sports gyms, grocers) as well as various lighter duty automotive uses.

- Prime retail opportunity with wide open floor plan
- Direct frontage onto St. Albert Trail, a primary commuter corridor to/from St. Albert into Edmonton
- Traffic of 42,700 cars per week and 2.2M per annum

LEASE INFORMATION

BASE RENT

\$12.50/ SqF

OPERATING COSTS

\$4.72/ SqF (2015)

AVAILABILITY

Immediately

SPACE DETAILS

Up to 14,293 SF

SITE TOUR INFORMATION

Site tours by appointment only

Murray J. Lange
Vice President Leasing

780.421.4000 ext 1 (office)

murray@yorkrealty.ca

Sherri Joyce
Senior Asset Manager

780.421.4000 ext 6 (office)
780.231.2772 (cell)

sherri@yorkrealty.ca

EDMONTON NORTHWEST

LEASE OPPORTUNITY | RETAIL
12930/38 St. Albert Trail, Edmonton, AB

GALLERY



SITE TOUR INFORMATION

Site tours by appointment only

Murray J. Lange
Vice President Leasing

Sherri Joyce
Senior Asset Manager

780.421.4000 ext 1 (office)

780.421.4000 ext 6 (office)
780.231.2772 (cell)

murray@yorkrealty.ca

sherri@yorkrealty.ca



Suite 1622, Canadian Western Bank Place
10303 Jasper Avenue, Edmonton, AB, T5J 3N6 | Tel: 780.421.4000

EDMONTON NORTHWEST

LEASE OPPORTUNITY | RETAIL
12930/38 St. Albert Trail, Edmonton, AB

GALLERY



SITE TOUR INFORMATION

Site tours by appointment only

Murray J. Lange
Vice President Leasing

780.421.4000 ext 1 (office)

murray@yorkrealty.ca

Sherri Joyce
Senior Asset Manager

780.421.4000 ext 6 (office)
780.231.2772 (cell)

sherri@yorkrealty.ca



Suite 1622, Canadian Western Bank Place
10303 Jasper Avenue, Edmonton, AB, T5J 3N6 | Tel: 780.421.4000