

12930/38 St. Albert Trail, Edmonton, AB

#### 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

Sherri Joyce Senior Asset Manager 780.421.4000 ext 1 (office)

murray@yorkrealty.ca

780.421.4000 ext 6 (office) 780.231.2772 (cell)

sherri@yorkrealty.ca



## **EDMONTON NORTHWEST**

### **GALLERY**

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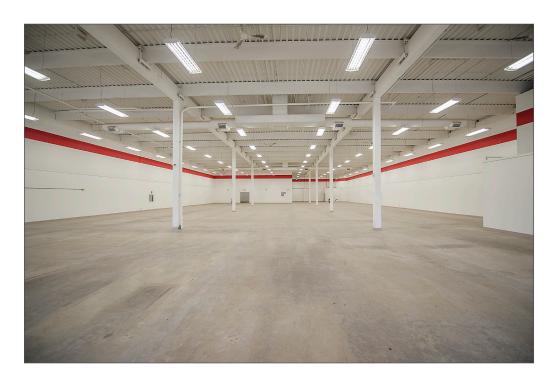
sherri@yorkrealty.ca

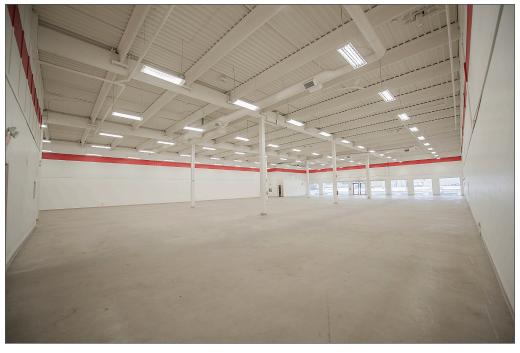


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