



PROPERTY HIGHLIGHTS

HIGH TRAFFIC RETAIL BAY

388 ST. ALBERT TRAIL
ST. ALBERT, AB

FOR LEASE

- 1,350 SQ. FT (+/-) AVAILABLE
- EXCELLENT EXPOSURE ONTO ST. ALBERT TRAIL
- GREAT PARKING AVAILABLE ON SITE
- AVAILABLE IMMEDIATELY
- SIGNAGE OPPORTUNITIES
- CC (COMMERCIAL CORRIDOR) ZONING ALLOWS FOR A VARIETY OF USES
- TARGET USES INCLUDE BUT NOT LIMITED TO:
 - HAIR SALON, MEDICAL CLINIC, VETERINARY CLINIC, LIQUOR STORE, QUICK SERVICE RESTAURANTS

FOR LEASE

HIGH TRAFFIC RETAIL BAY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 388 St. Albert Trail, St. Albert, AB

LEGAL ADDRESS: Plan 8722135, Block 13, Lot 27B

SIZE: 1,350 Sq.Ft (+/-)

ZONING: CC (Commercial Corridor)

PARKING: Scramble with additional parking at rear of building

LEASE TERM: 5-10 Years

POSSESSION: Immediate

OP. COSTS: \$16.00/Sq.Ft (water included)

LEASE RATE: \$24.00/Sq.Ft

ADDITIONAL INFORMATION: Previous Tenant operated as a hair salon. Some fixtures are still available to be utilized by the next Tenant if desired:

- 8 work stations with power, shelving and mirrors
- 4 sink cutouts (plumbing installed but sinks have been removed)

MORE INFORMATION

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