



**AVISON
YOUNG**

ONLY 2,170 SF LEFT!

525 | **ST. ALBERT TRAIL**
ST. ALBERT, AB

Partnership. Performance.

Property Highlights

- New 4.71 acre centre located in the City of St. Albert, a bedroom community located immediately northwest of Edmonton, Alberta's fifth largest city
- 2,170 square foot end cap opportunity available
- Exceptional frontage onto St. Albert Trail, the City's premier arterial/commercial roadway with traffic counts in excess of 40,519 vehicles per day
- Tenant's in the immediate vicinity include: Safeway, London Drugs, Rona, Sobeys, Staples, Winners and Canadian Tire



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Property Details

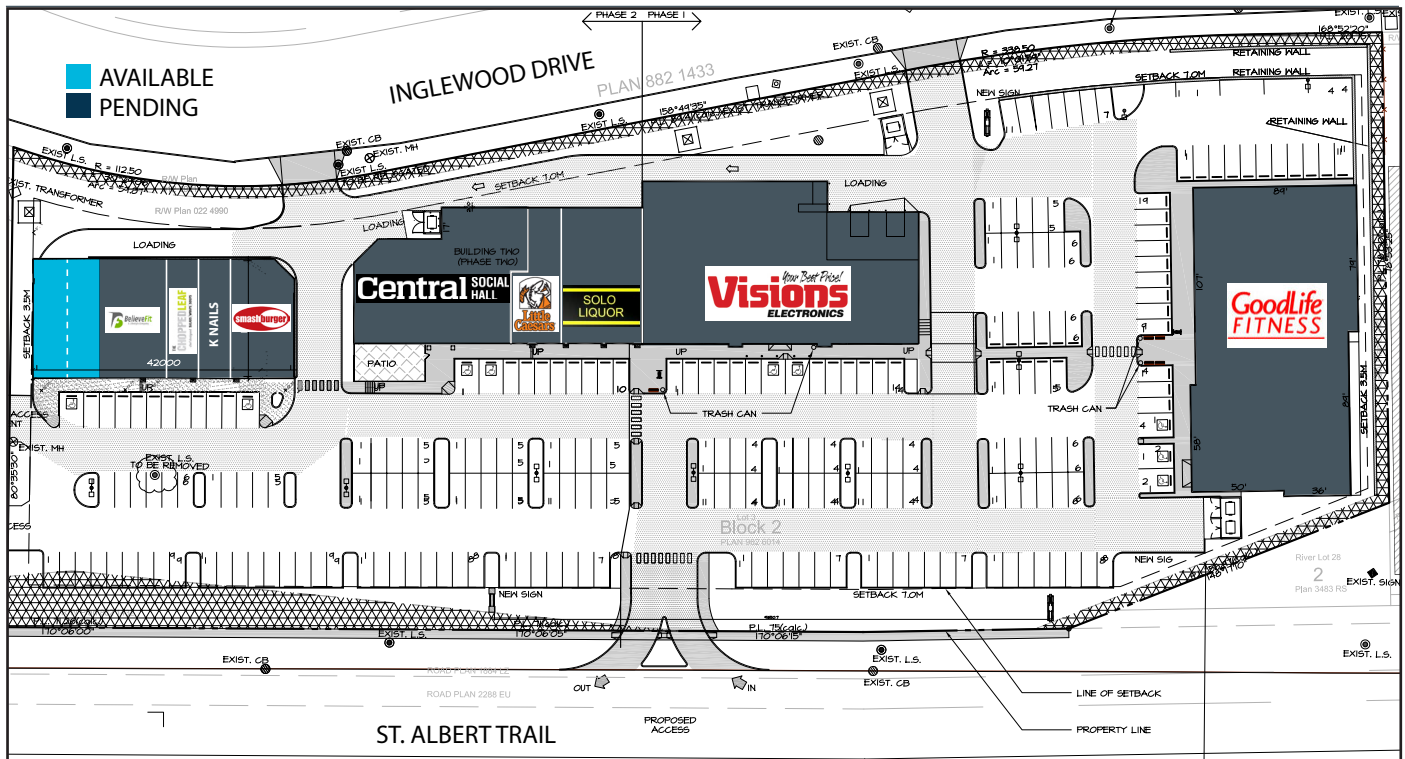
- The City of St. Albert has a population of 61,466 (Census 2011), and a service area in excess of 100,000 people
- St. Albert's median family income is among the highest in Western Canada at \$104,600 (2006), 33% above Alberta average and 64% above Canadian average
- Available Spring 2014



Location Map



Site Plan



Intelligent Real Estate Solutions

