

FOR LEASE

ST. ALBERT RETAIL SPACE

NAI Commercial



79,784  
POPULATION

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

27,927  
EMPLOYEES

2,074  
BUSINESSES

\$2.797M  
TOTAL CONSUMER  
SPENDING

\$146,380  
AVERAGE HOUSEHOLD  
INCOME

9,115 VPD  
SIR WINSTON  
CHURCHILL AND  
TACHE N

20 SIR WINSTON CHURCHILL AVE | ST. ALBERT, AB | RETAIL

PROPERTY DESCRIPTION

- High traffic location on Sir Winston Churchill Avenue
- Full exterior renovation recently completed
- Directly next to new Grandin Parc Village development bringing high density residential development to the immediate area
- Zoning allows for a variety of uses

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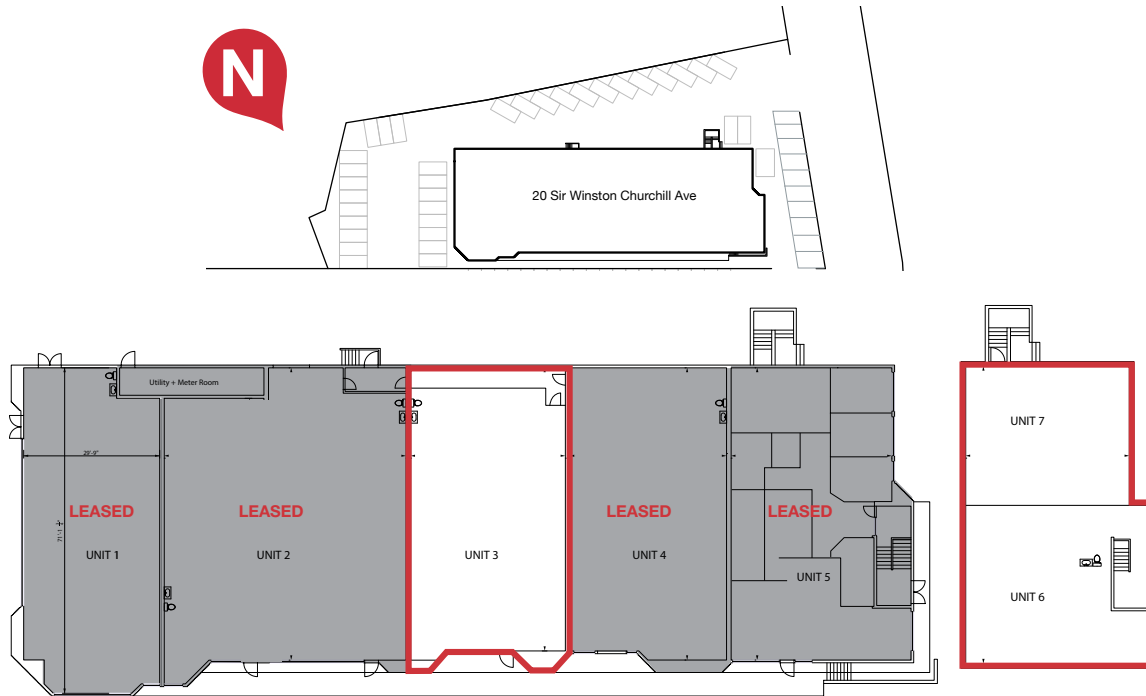
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FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT

**ADDITIONAL INFORMATION**

SIZES AVAILABLE	Unit 3	2,070 sq.ft.±
	Unit 6-7	1,138 - 2,317 sq.ft.±
ZONING	C2	
AVAILABLE	Immediately	
NET RENTAL RATE	Main Floor: Starting at \$18.00/sq.ft./annum Lower Level: Starting at \$10.00/sq.ft./annum	
OPERATING COSTS	\$5.46/sq.ft./annum (2023) Includes property taxes, building insurance, common area maintenance and management fees	







## General Commercial (C2) Land Use District

### Permitted Uses

- Art Gallery
- Business Support Service
- Catering Service Which Uses Up To 3 Vehicles
- Commercial School
- Convenience Store
- Financial Institution
- Gas Bar
- General Retail Store
- General Service
- Government Service
- Grocery Store
- Health Service
- Household Repair Service
- Parking Structure
- Professional Office
- Restaurant With Up To 50 Seats
- Specialty Store

### Discretionary Uses

- Amusement Arcade
- Animal Service
- Automotive Service
- Automotive Specialty
- Broadcasting Studio
- Cannabis Retail Store (BI12/2018)
- Car Wash
- Cinema
- Community Hall With A Gross Floor Area Up To 745 sq.m.
- Day Care Facility
- Drinking Establishment
- Dwelling Unit Above A Commercial Use
- Family Day Home
- Funeral Home
- Home Occupation
- Hotel
- Indoor Recreation Service
- Liquor Store
- Pool Hall
- Public Utility Building
- Religious Assembly
- Restaurant With Over 50 Seats
- Shopping Centre
- Theatre
- Veterinary Clinic
- Wall Mural
- Drive-Through Business For Any Previous Use Listed
- Accessory Development To Any Previous Use Listed

