

# ST-ALBERT

## HIGHWAY EXPOSURE DEVELOPMENT LAND

HIGHWAY 2 NORTH,  
ST. ALBERT | AB

SALE PRICE  
\$4,150,000

10.28  
ACRES  
±

This St. Albert development site is situated in a newer area close to excellent commercial amenities and arterial roads. It has direct access to St. Albert Trail and is in close proximity to the Sturgeon Hospital. Due to the high traffic flows along St. Albert Trail, proximity of commercial amenities, and the growing population in the area, the site is well suited for commercial development.



### CONTACT US

**Michael L. Keating**

Vice President, Industrial  
+1 780 969 3028  
mike.keating@colliers.com

**Matthew Best**

Vice President, Industrial  
+1 780 969 3036  
matthew.best@colliers.com

**Ryley Richardson**

Associate  
+1 780 917 4165  
ryley.richardson@colliers.com

**Madison Bourgeois**

Industrial Project Specialist, Licensed  
+1 780 969 3000  
madison.bourgeois@colliers.com

**Colliers Macaulay Nicolls Inc.**

2210 Manulife Place, 10180 - 101 Street  
Edmonton | AB, T5J 3S4

P: +1 780 420 1585  
F: +1 780 424 7830



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## LOCATION

The subject land is located within an area known as Jensen Lakes Phase 2 in the Highway 2 Commercial Corridor, located in northern St. Albert. Furthermore, the subject is located on west side of Highway 2, immediately to the south of Sturgeon County.



EXPOSURE TO ST. ALBERT  
TRAIL (HIGHWAY 2)



23,737  
VEHICLES PER DAY



1.1% POPULATION  
ANNUAL GROWTH RATE  
(SINCE 2016)



67,889 ±  
POPULATION OF  
ST. ALBERT (2019)



\$166,200  
AVERAGE HOUSEHOLD  
INCOME WITHIN 3 KM

## SITE ACCESS

Site access is currently available via a service road running parallel with Highway 2 southbound, and from Highway 2 northbound also accessing the service road.

Highway 2 is a major highway in Alberta that stretches from the Canada–United States border through Calgary and Edmonton to Grande Prairie. Running primarily north to south for approximately 1,273 kilometers.

## POTENTIAL DEVELOPMENT

The subject land is located in the Highway 2 Commercial Corridor which currently designates the land as Urban Reserve (UR), to ensure an orderly transformation to future urban expansion or intensification development. According to several supporting City of St. Albert planning documents (including future Area Structure Plan) and conversations with City Planners, the subject property will be rezoned as Highway Commercial zoning similar to lands to the south.

## SPECIFICATIONS

<b>LEGAL PLAN</b>	Plan 7520339, Block 1, Lot A
<b>SITE AREA</b>	10.28 Acres
<b>LOCATION</b>	Highway 2 North
<b>MUNICIPALITY</b>	St. Albert
<b>ZONING</b>	UR - Urban Reserve
<b>SERVICES</b>	Serviced to a rural standard
<b>PROPERTY TAXES</b>	\$12,368.59 (2019)

10.28  
ACRES  
±



## SURROUNDING AMENITIES

1. ST. ALBERT DODGE
2. U-STORE-IT
3. COSTCO WHOLESALE
4. WATER'S EDGE BROADSTREET PROPERTIES
5. RBC ROYAL BANK
6. A&W CANADA
7. TIM HORTONS
8. BMO BANK OF MONTREAL
9. SHELL
10. LOWES HOME IMPROVEMENT
11. ERIN RIDGE GATE
12. ST. ALBERT RETIREMENT RESIDENCE
13. PETSMART
14. MARSHALLS
15. ST. ALBERT HONDA
16. BROWNS SOCIAL HOUSE
17. HOME DEPOT
18. WINE & BEYOND
19. TD CANADA TRUST
20. PETRO-CANADA
21. SAVE-ON-FOODS
22. RONA ST. ALBERT
23. WALMART SUPERCENTRE
24. STURGEON COUNTY HOSPITAL



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