



# TRAIL BUSINESS CENTRE

13220 St. Albert Trail  
Edmonton AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	77,296 sf
2023 Operating Costs	Office: \$14.24 Retail: \$11.88
Floors	3
Floor Plate	27,700 sf
Year Built	1980
Parking Ratio	2:1,000

***Great St. Albert Trail  
location with plenty of  
free parking***



Great visibility on high  
traffic road



Separate HVAC units



Excellent access to  
major bus routes



Atrium style lobby



Free energized surface  
parking



Telus and Shaw High  
Speed Fibre Internet

**MELCOR**

**CONTACT**

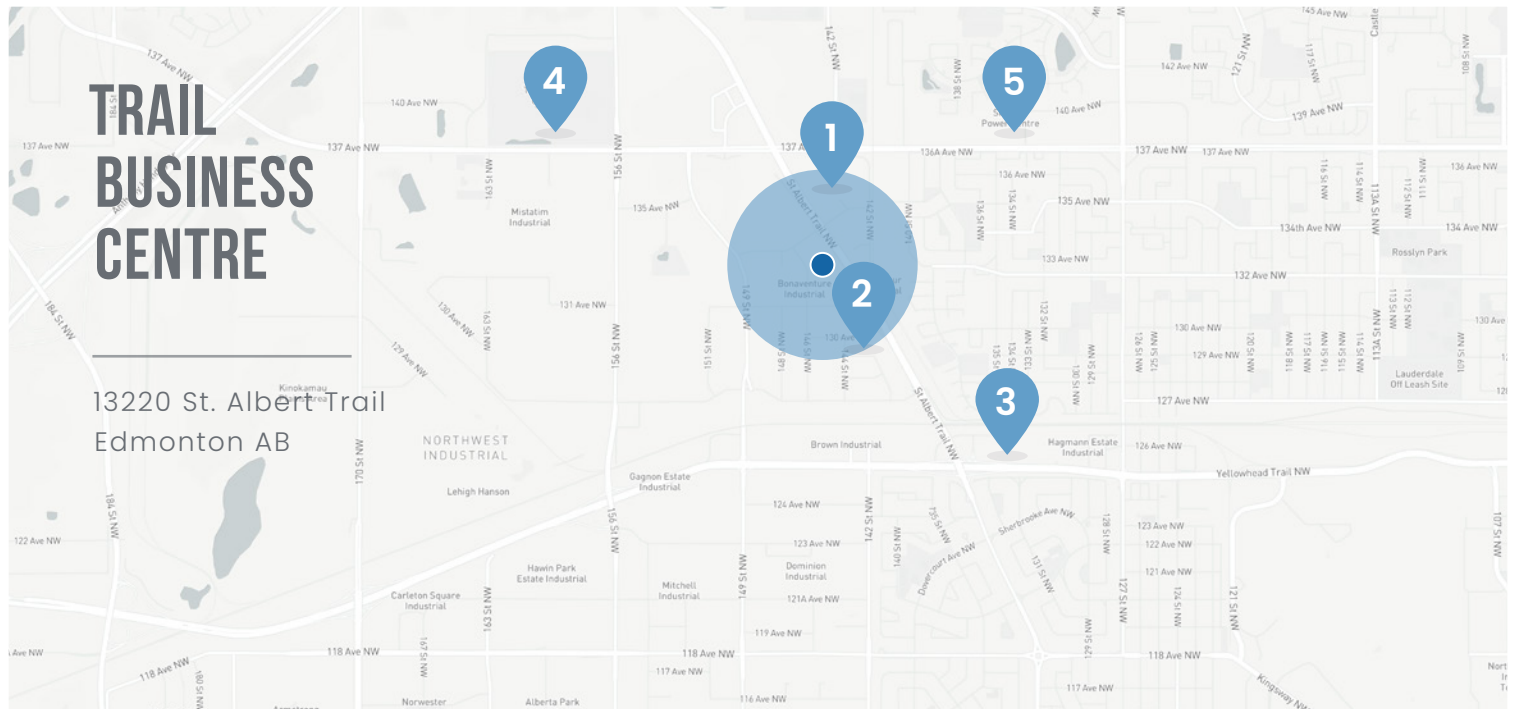
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melcorspace.ca

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## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. North Common Shopping Centre
2. Tim Hortons
3. Yellowhead Trail
4. Twin Willows Golf Club
5. Skyview Power Centre

## MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



*All retail and hospitality services nearby.*

## DRIVING TIMES:

Downtown	18 minutes
St. Albert	11 minutes

[melcor.ca/trail](http://melcor.ca/trail)



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