

# FOR SALE

5,937 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15 Perron Street, St. Albert, AB

## PORTFOLIO CHARACTER BUILDING

### Property Highlights

- St. Albert ranks one of the best cities
- **Highest per capita income**
- Core asset
- Strong tenants
- **Buildings have been built to address the developing retail market**
- Potential unit vacancy to accommodate owner/user

### Contact

**Tom Dean**

Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

**Chuck Clubine**

Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

**Richard Lizotte**

President/Broker  
Cell: 780.292.1871  
Direct: 780.784.5360  
richard@lizotterealestate.com

**Lee Berger**

Associate  
Cell: 587.983.6654  
Direct: 780.784.5363  
lee@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8




# FOR SALE

15 Perron Street, St. Albert, AB

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## DEMOGRAPHICS

15 Perron Street, St. Albert, AB				
Building Type: Class B Retail/Office	Total Available: 0 SF			
Class: B	% Leased: 100%			
RBA: 5,937 SF	Rent/SF/Yr: -			
Typical Floor: 5,287 SF				
Radius	2 km	3 km	5 km	
Population				
2018	24,790	50,416	82,854	
2023	26,403	53,787	90,408	
2028	27,826	56,756	97,309	
Growth 2018 - 2023	6.51%	6.69%	9.12%	
Growth 2018 - 2028	12.25%	12.58%	17.45%	
2018 Population by Occupation				
Art, Culture, Recreation, Sport	442 3.28%	910 3.19%	1,334 2.80%	
Business, Finance, Administrative	2,210 16.39%	4,815 16.90%	8,074 16.95%	
Health	874 6.48%	1,971 6.92%	3,546 7.44%	
Management	1,627 12.07%	3,790 13.30%	6,521 13.69%	
Natural & Applied Sciences	825 6.12%	1,985 6.97%	3,326 6.98%	
Primary Industry	183 1.36%	428 1.50%	700 1.47%	
Processing, Manufacturing, Utilities	254 1.88%	488 1.71%	930 1.95%	
Sales & Service	2,927 21.71%	5,823 20.44%	9,474 19.89%	
Social Sci, Educ, Govmt, Religion	1,628 12.07%	3,604 12.65%	6,189 12.99%	
Trades, Transport, Equip Oper	2,513 18.64%	4,672 16.40%	7,539 15.83%	
Households				
2018	9,741	18,975	30,249	
2023	10,603	20,680	33,661	
2028	11,386	22,236	36,876	
Growth 2018 - 2023	8.85%	8.99%	11.28%	
Growth 2018 - 2028	1.69%	1.72%	2.19%	
2018 Households by HH Income				
Income: <\$40,000	1,416 14.54%	2,116 11.15%	3,068 10.14%	
Income: \$40,000 - \$60,000	1,298 13.33%	2,077 10.95%	3,006 9.94%	
\$60,000 - \$80,000	1,180 12.11%	1,978 10.42%	2,943 9.73%	
\$80,000 - \$100,000	1,373 14.10%	2,518 13.27%	3,913 12.94%	
\$100,000 - \$150,000	2,324 23.86%	4,768 25.13%	7,885 26.07%	
\$150,000 - \$200,000	1,458 14.97%	3,381 17.82%	5,860 19.37%	
\$200,000+	692 7.10%	2,138 11.27%	3,575 11.82%	
2018 Average Household Income	\$119,223	\$145,527	\$149,987	
2018 Median Household Income	\$94,897	\$108,584	\$114,735	
2018 Per Capita Income	\$46,847	\$54,772	\$54,759	

# FOR SALE

15 Perron Street, St. Albert, AB

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 15 Perron Street, St. Albert, AB

**Legal Description:** Plan G; Block 5; Lots 31,32,33

**Site Size:** 5,937 (+/-)

**Zoning:** Site Specific Development Control  
Provision (DC2 (28))

**Parking:** Ample surface parking

**Possession:** Immediate / Negotiable

\$\$\$

**Purchase Price:** \$3,300,000

## Contact

### Tom Dean

Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

### Chuck Clubine

Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

### Richard Lizotte

President/Broker  
Cell: 780.292.1871  
Direct: 780.784.5360  
richard@lizotterealestate.com

### Lee Berger

Associate  
Cell: 587.983.6654  
Direct: 780.784.5363  
lee@lizotterealestate.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.