

**NEW OWNERSHIP**

# Developed Office and Medical Space

**RETAIL & PROFESSIONAL BUILDING IN PRIME LOCATION**

**7 & 9 ST. ANNE STREET, ST ALBERT**

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
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**RYAN BROWN**

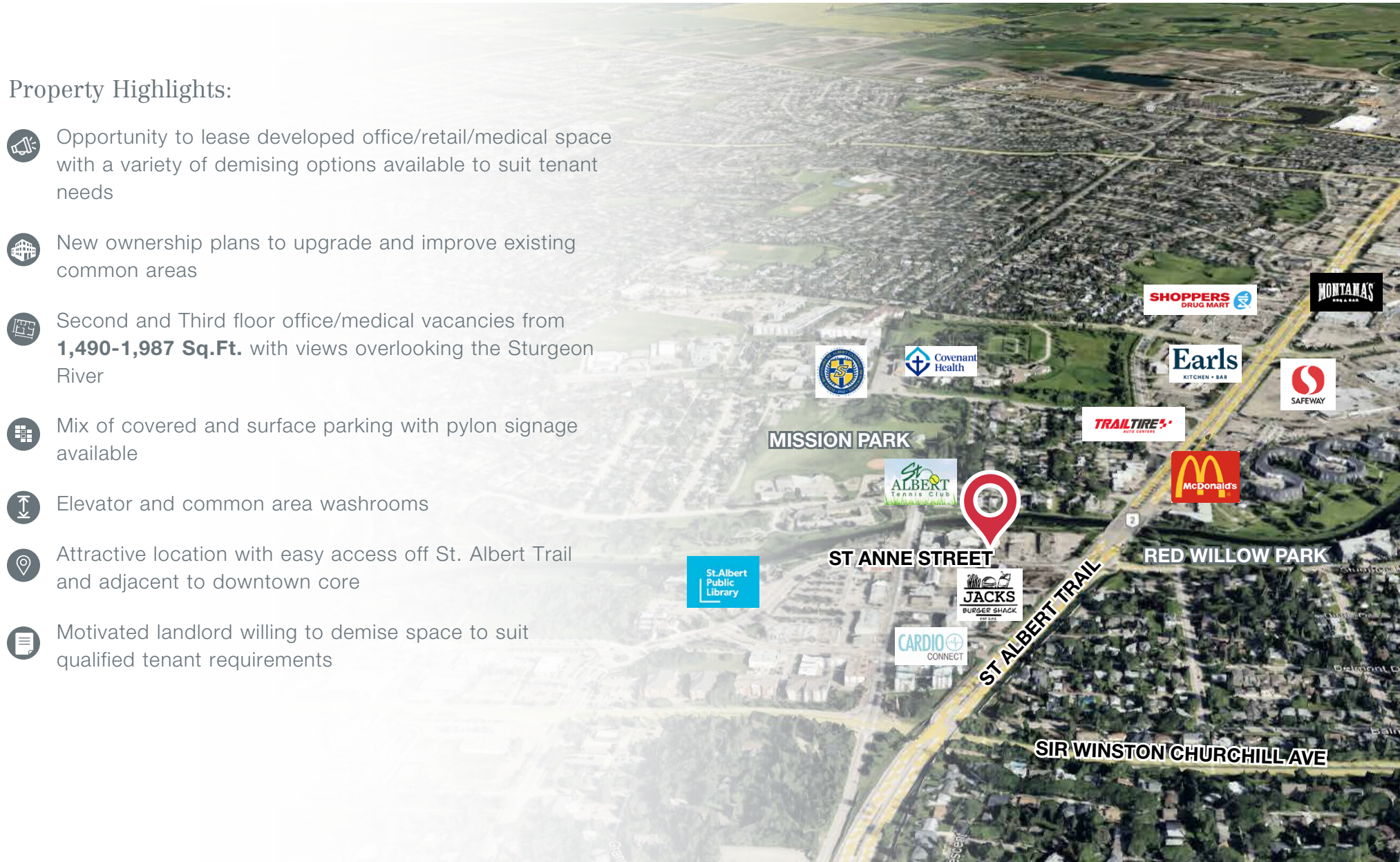
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**NAICommercial**



## Property Highlights:

-  Opportunity to lease developed office/retail/medical space with a variety of demising options available to suit tenant needs
-  New ownership plans to upgrade and improve existing common areas
-  Second and Third floor office/medical vacancies from **1,490-1,987 Sq.Ft.** with views overlooking the Sturgeon River
-  Mix of covered and surface parking with pylon signage available
-  Elevator and common area washrooms
-  Attractive location with easy access off St. Albert Trail and adjacent to downtown core
-  Motivated landlord willing to demise space to suit qualified tenant requirements



 **82,300**  
POPULATION

 **24,478**  
EMPLOYEES

 **1920**  
BUSINESSES

 **\$2.8B**  
TOTAL  
CONSUMER  
SPENDING

 **\$146,396**  
AVERAGE  
HOUSEHOLD  
INCOME

 **10,010 VPD**  
ST ANNE &  
PERRON S

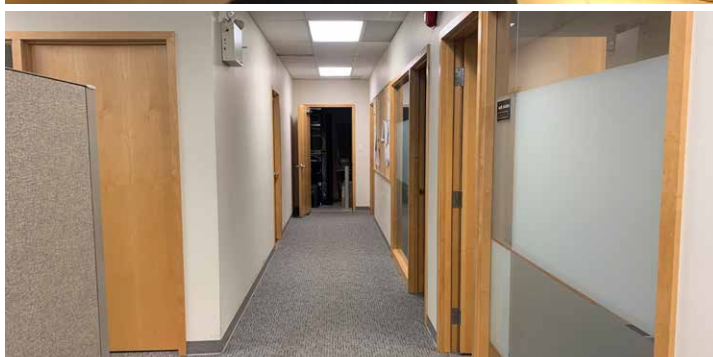
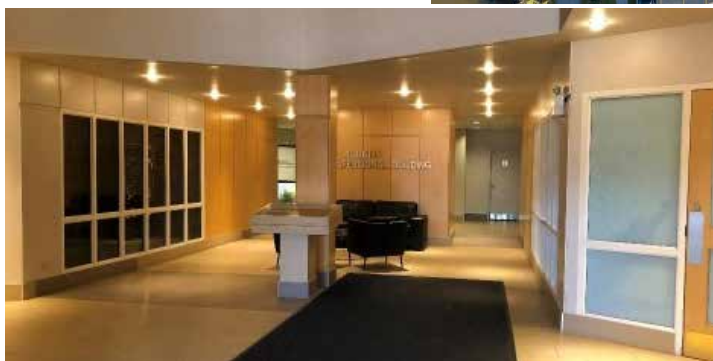
2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

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## Additional Information

ADDRESS	<b>7 St. Anne Street</b>
LEGAL DESCRIPTION	Plan 7822207, Block 5, Lot 61
ZONING	DT – Downtown District
YEAR BUILT	1977
SITE SIZE	1.35 acres±
PARKING	102 stalls (20 Covered) - 2.2 stalls per 1000 Sq.Ft.
NET RENTAL RATE	\$14.00-\$17.00/sq.ft./annum
OPERATING COSTS	\$17.00/sq.ft./annum (2025 Estimate) includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Management, Power, Water, and Gas



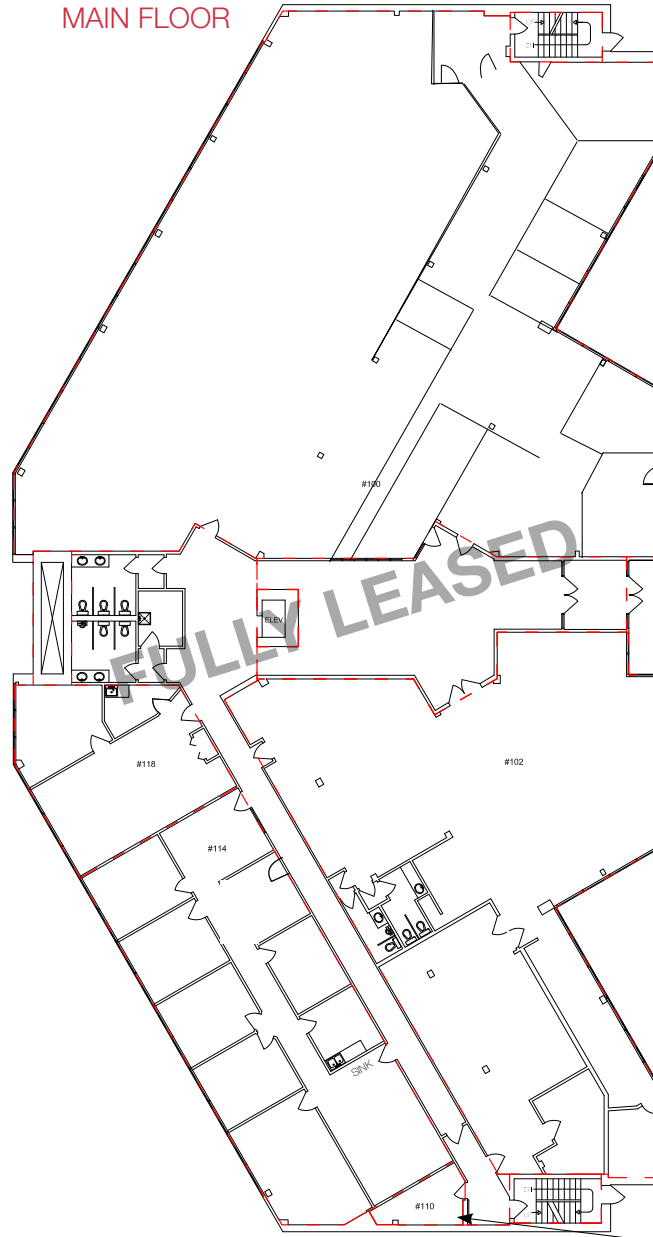
**AREAS AVAILABLE**

Second Floor

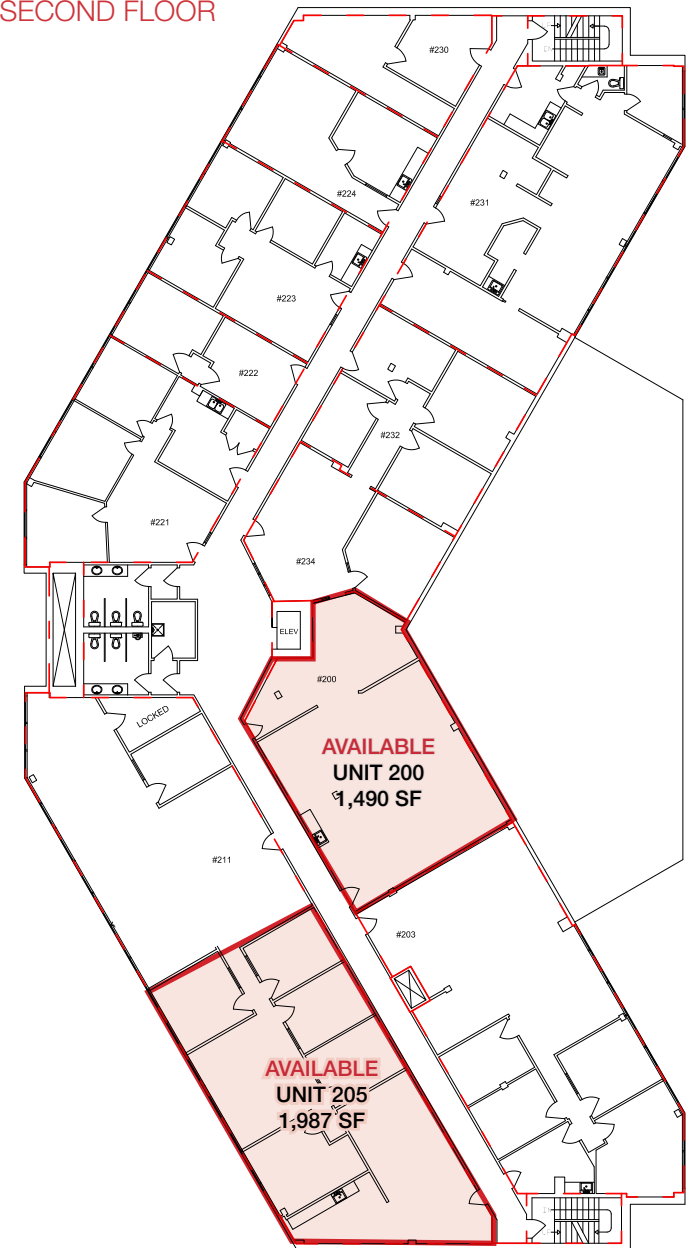
Unit 200 - 1,490 sq.ft.±

Unit 205 - 1,987 sq.ft.±

**7 St. Anne Street**  
**MAIN FLOOR**

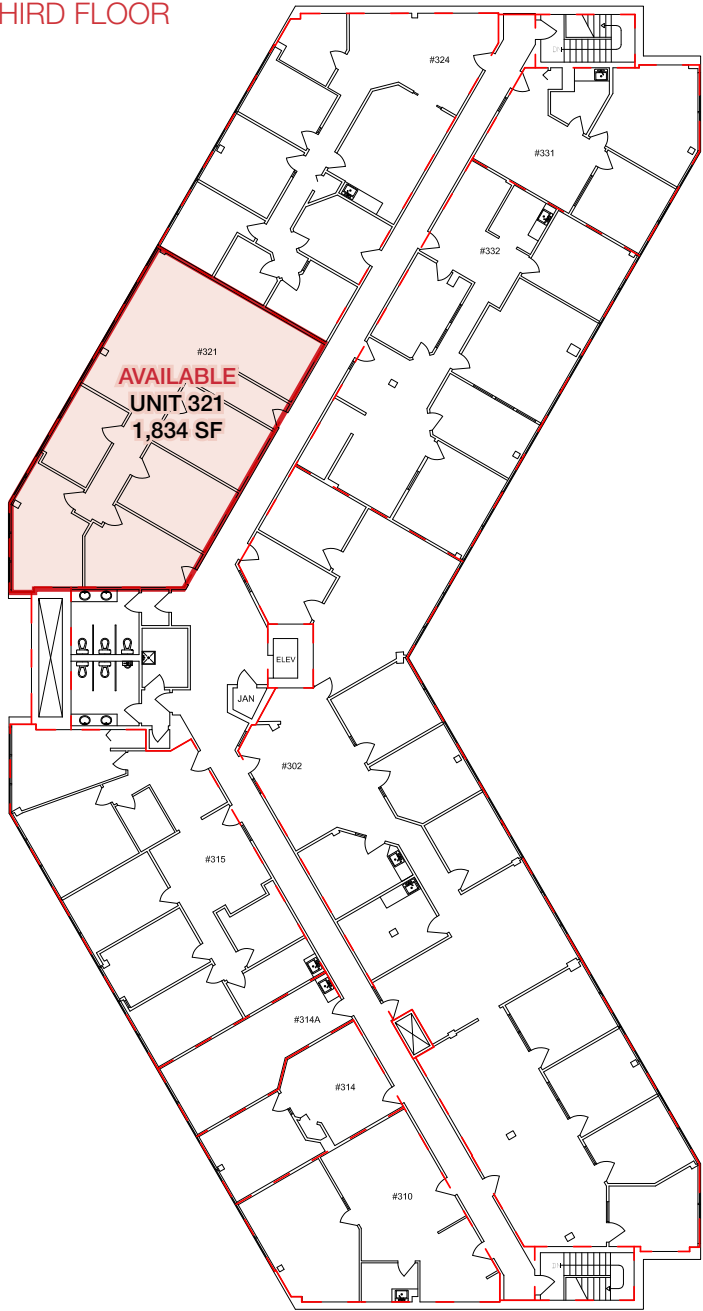


**SECOND FLOOR**



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

THIRD FLOOR



AREAS AVAILABLE

Third Floor  
Unit 321 - 1,834 sq.ft.±

CURRENT TENANTS

LA Forza Yoga and Pilates	Living Well by Design Inc.
Cajun House	Inviva McKesson Pharma Care
Richards Insurance Adjusters Ltd.	Krista Osborne Counselling Services
Sylvan Learning	Nature's Path Counselling
Refined Massage Therapy	St. Albert Acupuncture and Wellness
Bliss Hair by Design	Sushi Park
Rose Building Maintenance	Dynamite Convenience
Wheatley Sadownik Law Firm	Dr. Lon Reimer Family Dentist
Angela Morley Professional Corporation	

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