

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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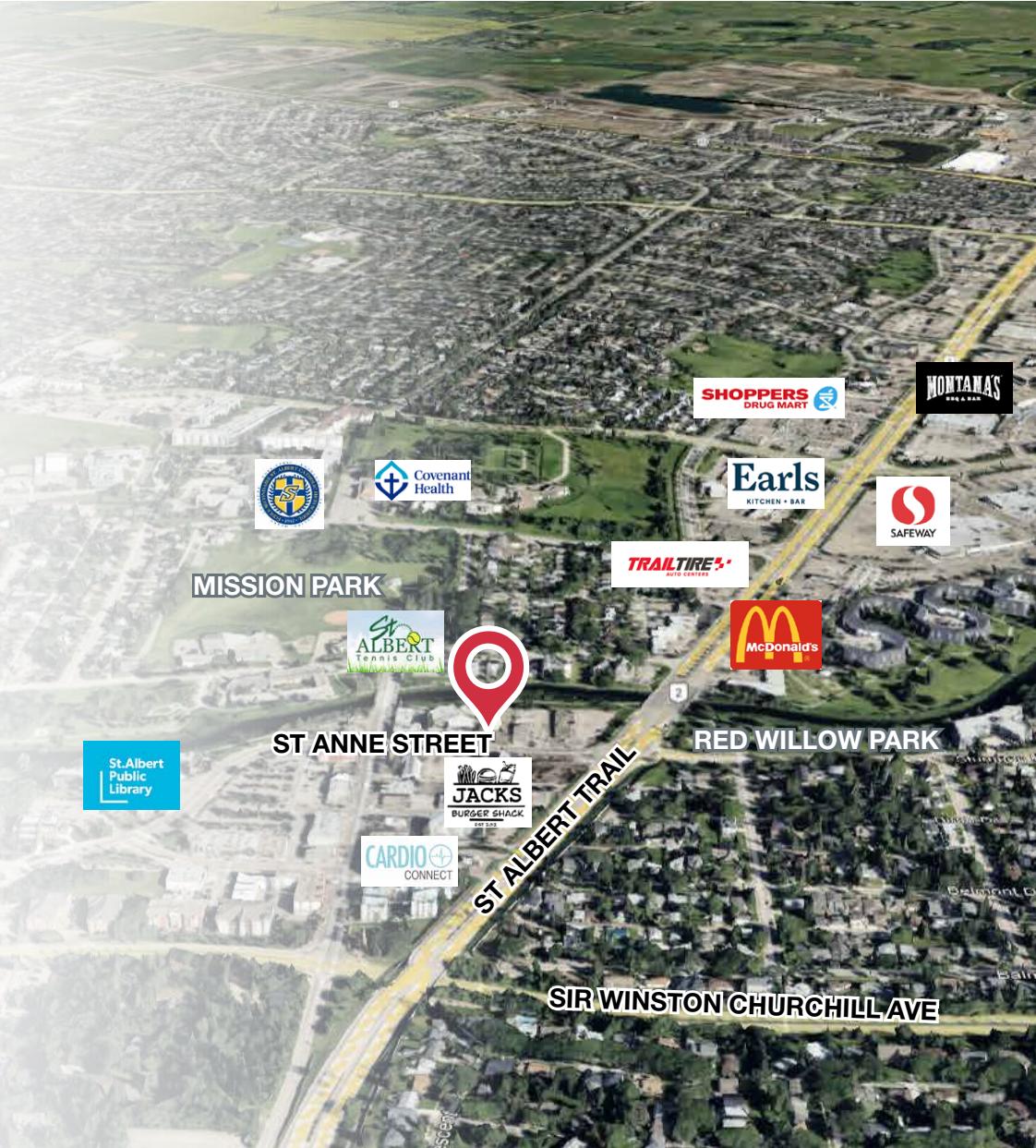
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NAICommercial

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

2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

 **24,478**
EMPLOYEES

 **1920**
BUSINESSES

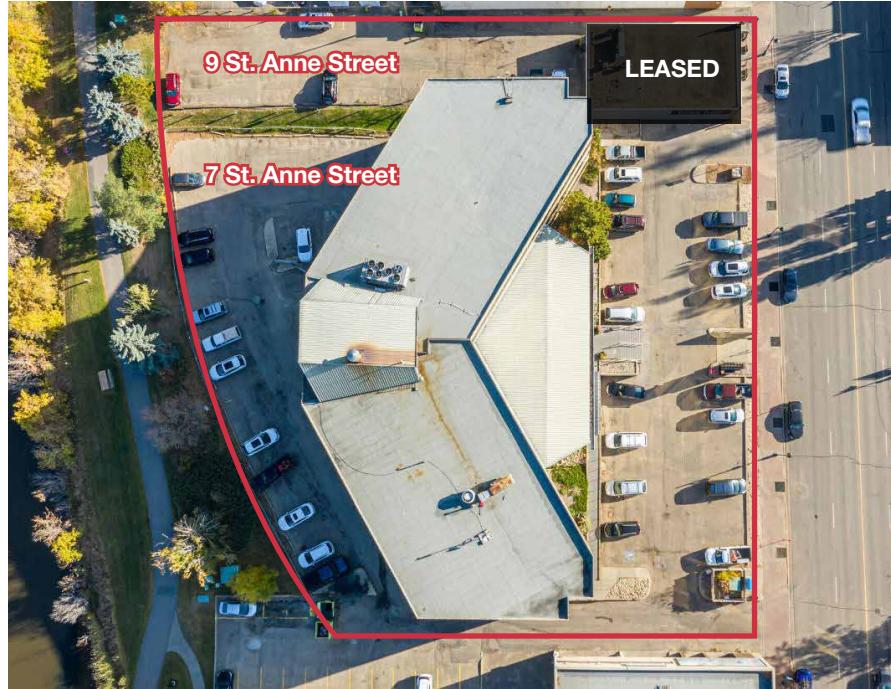
 **\$2.8B**
TOTAL
CONSUMER
SPENDING

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

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

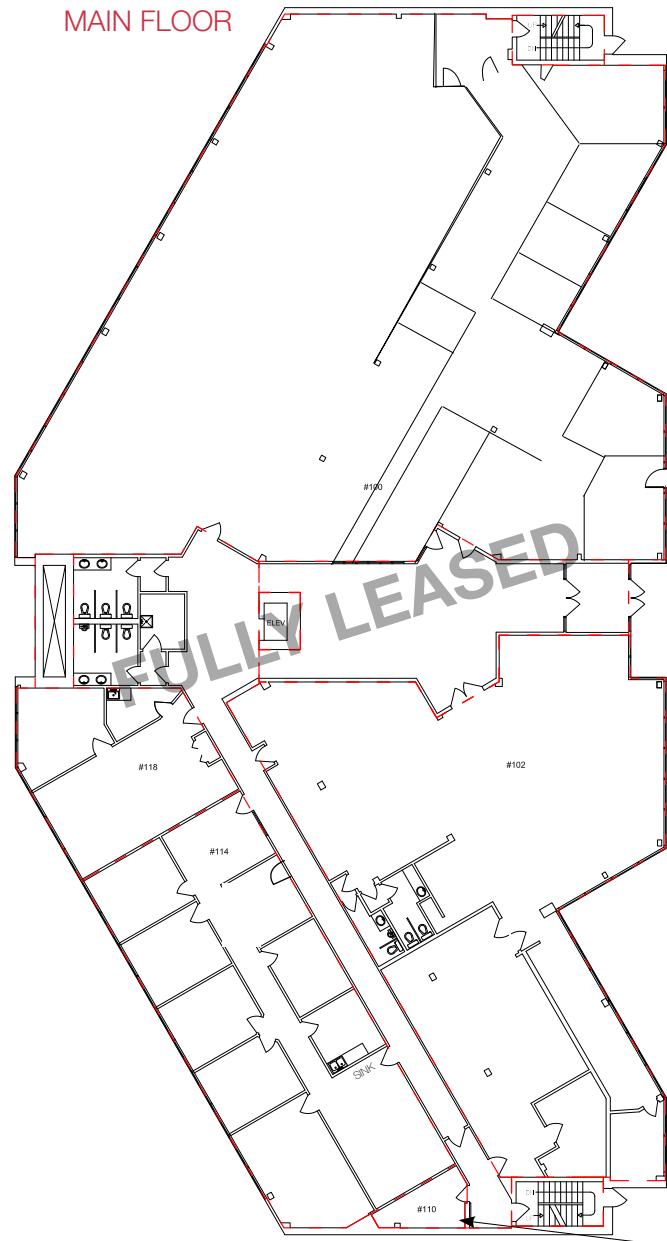
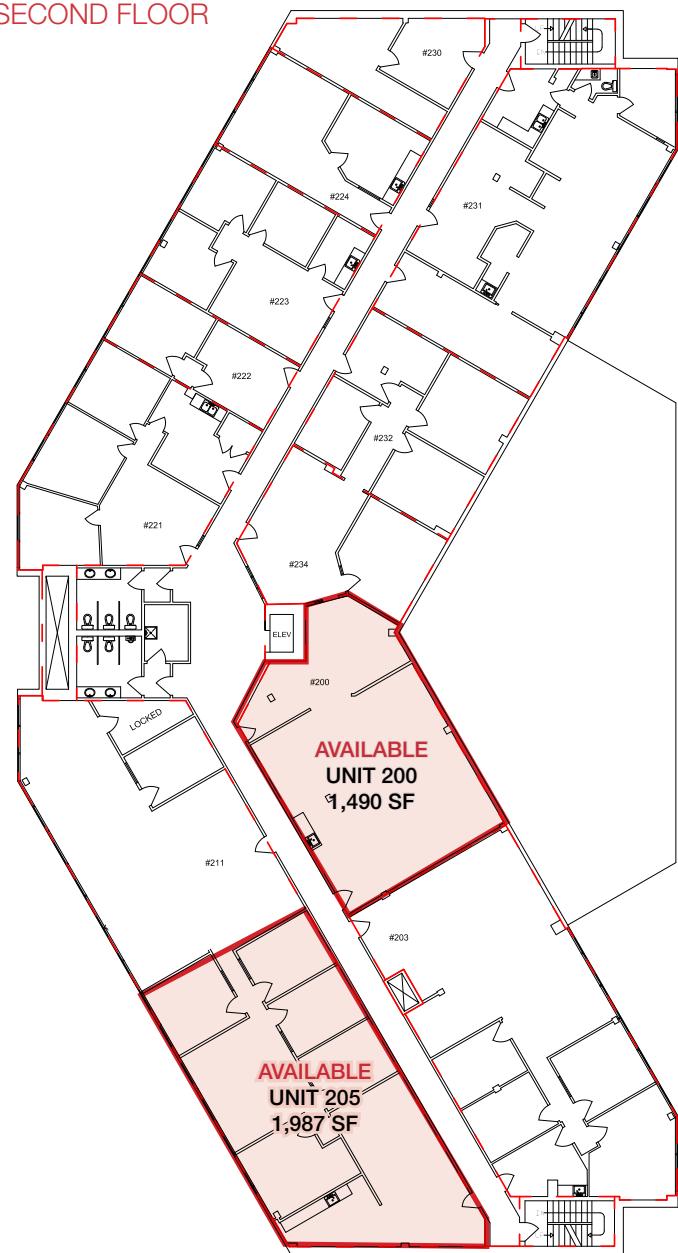
Additional Information

ADDRESS	7 St. Anne Street
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



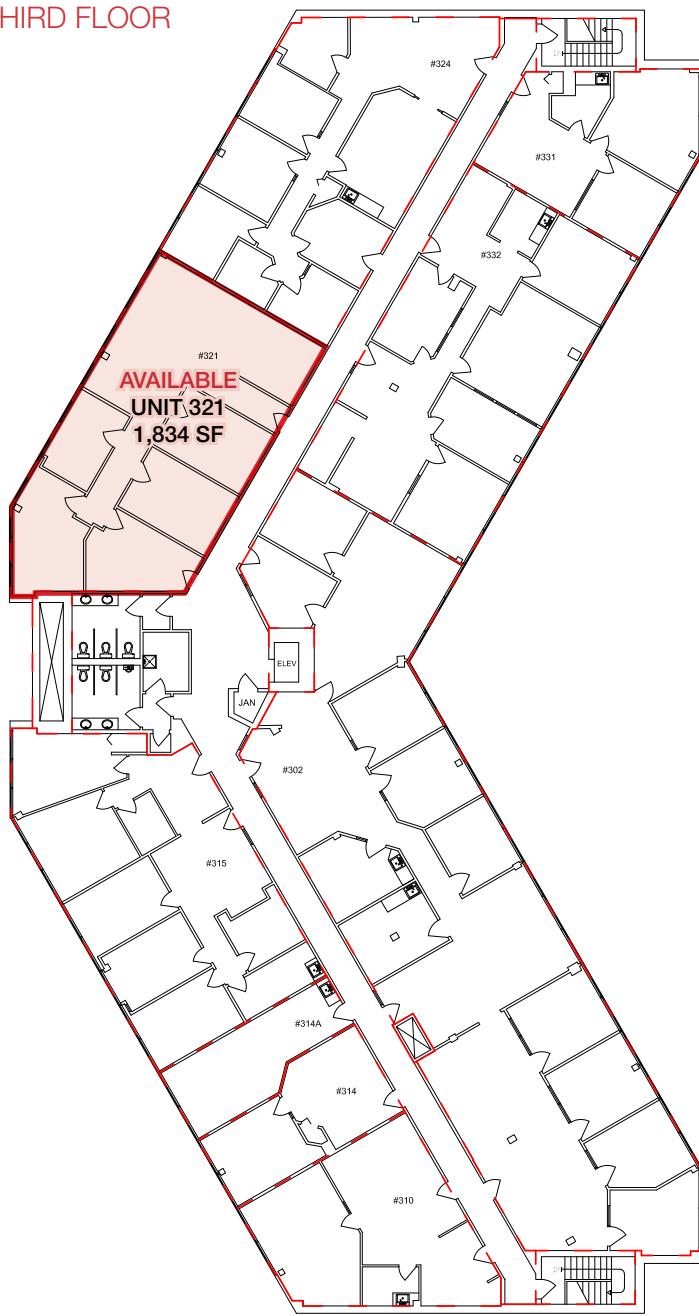
AREAS AVAILABLE

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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