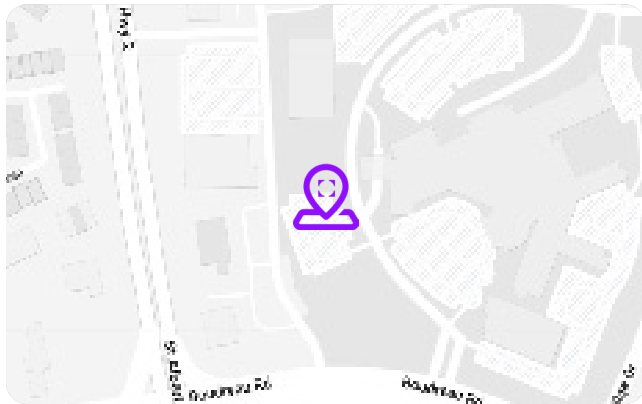


# Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta



## Location Highlights



### Major Intersection

St. Albert Trail and Boudreau Road



### Nearest Hospital

< 0.2 km Sturgeon Community Hospital



### Public Transit Access

Bus Routes 201, 202, 203, 205, 208, A7-9, A14

## Leasing Inquiries



### Richie Lipton

Leasing Manager

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# Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta



## Property Description

Sturgeon Medical Centre is a recently constructed, three-storey, 43,673-square-foot medical outpatient building located directly adjacent to the Sturgeon Community Hospital. Offering excellent visibility along St. Albert Trail, the building features a diversified tenant mix that includes a walk-in clinic, diagnostic imaging centre, physiotherapy services, and a pharmacy. The building features a modern and efficient design, an underground parkade, and prominent exterior signage opportunities. The site is easily accessible by car or public transit and provides free surface parking for patients and visitors.

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## Property Highlights

<b>Building Size</b>	43,673 sq.ft.
<b>Floors</b>	3
<b>Asking Rent</b>	Market
<b>Additional Rent (2025 est.)</b>	
Operating Costs	\$15.76
Realty Taxes	\$5.47
In Suite Cleaning Costs	\$2.40
<b>Total</b>	\$23.63 psf
<b>Bike Storage</b>	Indoor and Outdoor
<b>Parking</b>	Surface and Underground
<b>Electric Vehicle Chargers</b>	No
<b>WiredScore</b>	Certified