

FOR LEASE OR SALE



23 Bellerose Building

23 Bellerose Drive, St.Albert, AB



For lease or sale

23 Bellerose Drive



Explore your business's next home

STRATEGIC LOCATION

Located just off St. Albert Trail, the primary arterial roadway in St. Albert, the Property benefits from short drive times to key transportation routes including Anthony Henday Drive and Yellowhead Trail.

LOADING

The Property has eight grade doors, one ramped grade door and four dock doors. Inventory can be easily managed without disrupting walk-in customers at the front of the space.

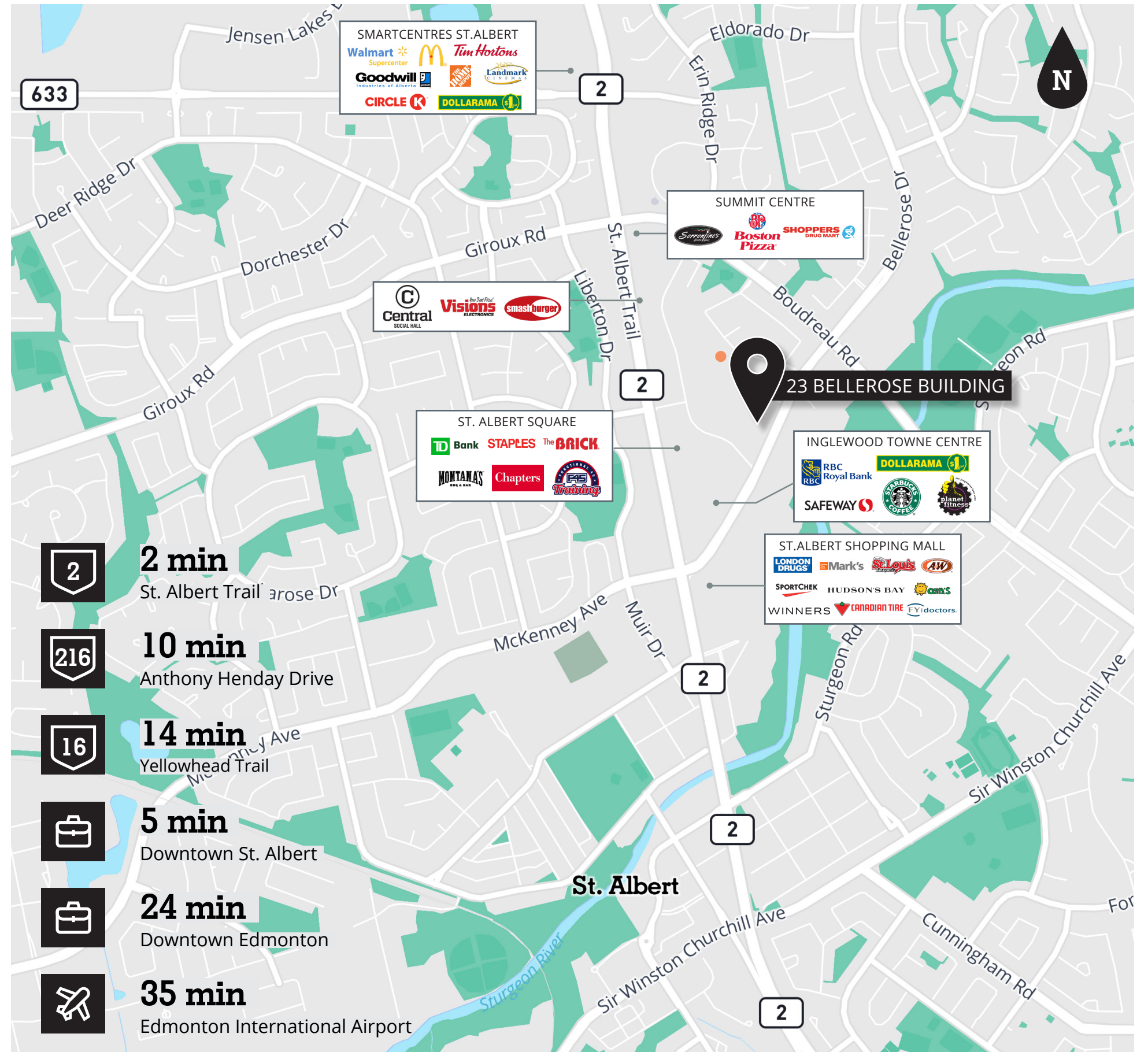
PROPERTY CONDITION

The Property is well-maintained with modern finishes in the reception and office spaces, as well as functional common boardrooms.

FUNCTIONAL REAL ESTATE

The Property offers a functional layout for a wide range of industrial users seeking higher quality office space and conventional warehousing.

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For lease

23 Bellerose Drive

Offering Summary

Lease Rate:	Office space: \$20 PSF Industrial space: \$12 PSF
Total Building Area:	34,867 SF
Area Available:	Unit two: 6,807 SF Unit three: 1,153 SF Total: 7,960 SF* <i>*Unit two & three are contiguous</i>
Zoning:	DC - Direct Control
Parking:	+/- 62 stalls
Warehouse Loading:	1 ramped grade door
Warehouse Ceiling:	18' (20' to deck)
Office Floor:	Combination of ceramic tile, vinyl tile and carpet
Warehouse Floor:	Concrete
Operating Costs:	\$7.12 PSF
Property Taxes:	\$2.62 PSF

Unit Two	
Leasable Area	6,807 SF
Warehouse	3,560 SF
Office	3,247 SF

Unit Three	
Leasable Area	1,153 SF



Mix of grade and dock loading

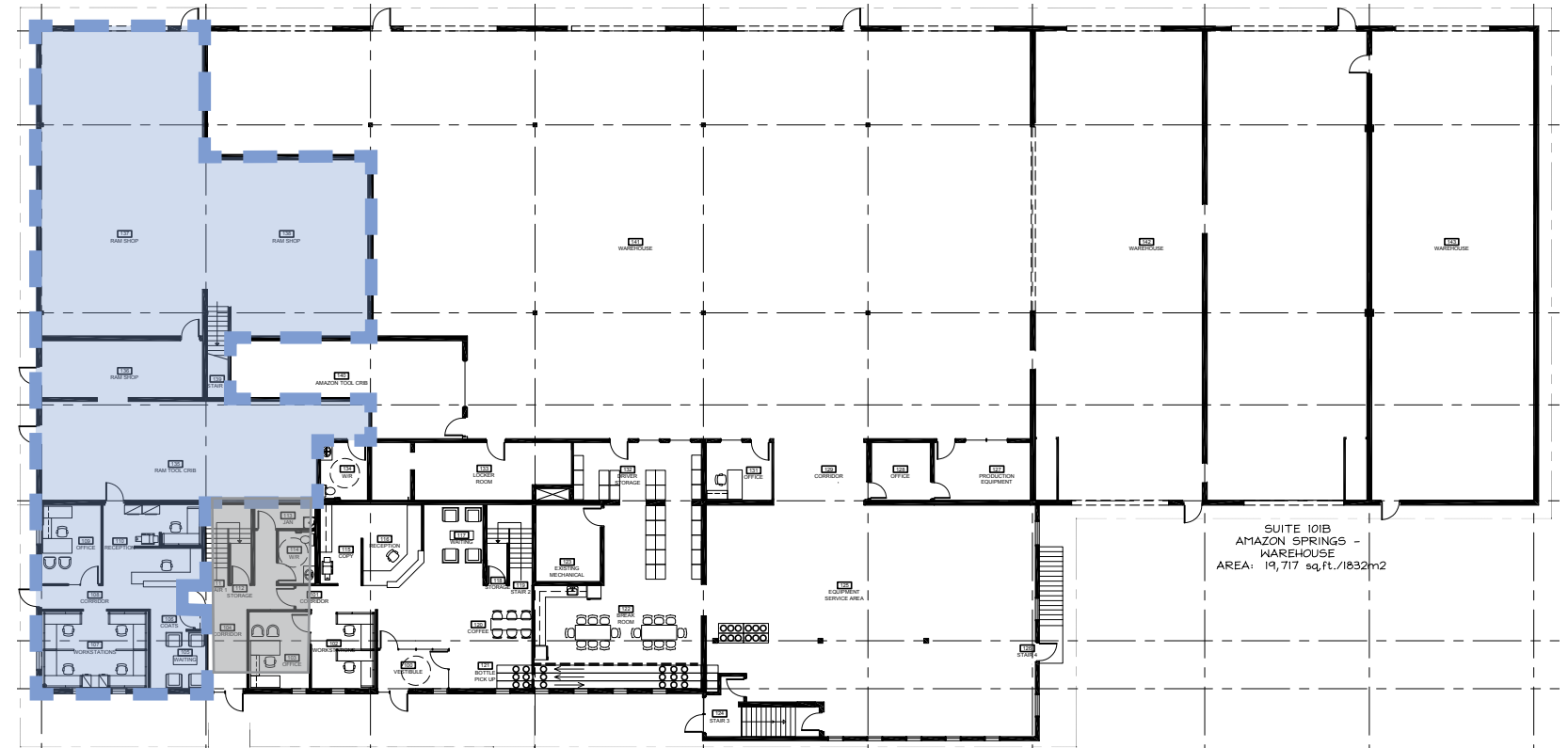


Quick access to key distribution routes including St. Albert Trail, Anthony Henday and Yellowhead Trail

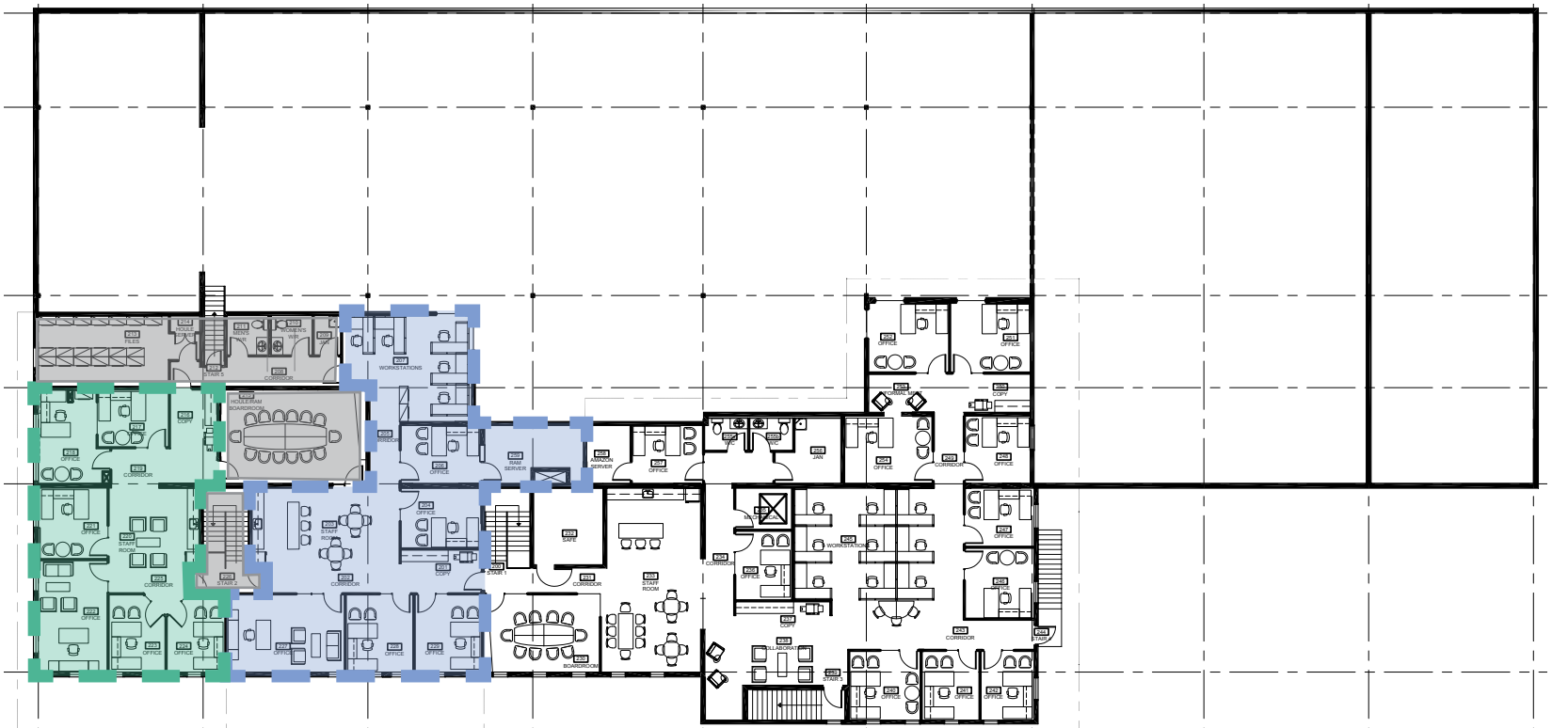


Functional layout for industrial users with a need for higher quality office space

MAIN FLOOR



SECOND FLOOR



AVAILABLE



AVAILABLE



COMMON SPACE



Summary of income from tenants

Tenant	Area (SF)	Rate (PSF)	% of Income	Annual Base Rent
Amazon Springs Water Co Ltd.	26,907 SF	\$16.61	76.50%	\$446,925
Houle Financial Group Ltd.*	6,807 SF	\$16.61	19.35%	\$113,064
Houle Financial Group Ltd.	1,153 SF	\$21.00	4.14%	\$24,213
	34,867 SF			\$584,203

*Houle Financial Group Ltd. will be taking over the lease for Ram Mechanical, who is moving out of the building in the coming months. They will cover their rent obligations to the end of the scheduled term, but this space is available for lease as well.

SALE PRICE: \$8,050,000

PROPERTY SPECIFICATIONS

Address	23 Bellerose Drive, St. Albert, AB	Loading	8 grade doors (16' x 16') 1 ramped grade door (16' x 16') 4 dock doors (8' x 8')
Legal Description	Plan 2020669 Block 3, Lot 5A	Warehouse Ceiling Height	18' (20' to deck)
Total Building Area	34,867 SF	Year Built	1972
Site Size	2.77 acres	Zoning	DC - Direct Control
Site Coverage Ratio	28.9%	Parking	+/- 62 stalls





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If you would like more information on this property please get in touch.

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