

Office For Sale

MOODY'S

Century 21 Reward Realty

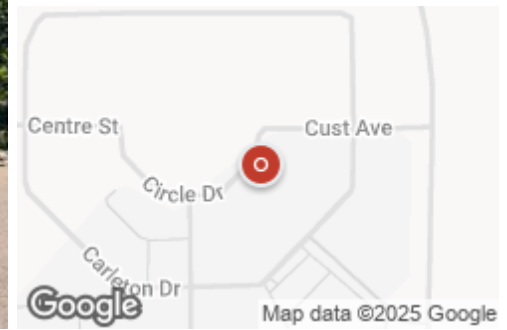
110-330 Circle Dr St Albert, AB T8N7L5

330 Circle Drive St. Albert

330 Circle Drive , St. Albert, AB, T8N 7L5

Office For Sale

Prepared on November 20, 2025



Listing Details | Office For Sale

Secondary Uses	Retail, Industrial	Vacant	No
Total Available Space	8,050 SF	Available Date	7/03/2026
Asking Price	\$2,540,000	Days On Market	2 days
Listing Price Per SF	\$315.53	Date Listed	11/18/2025
Cap Rate (Actual)	-	Last Modified	-
Investment	Yes	Listing ID	43845282
Possession	On Available Date	Owner Occupied	Yes
Signage	On Building	Parking Spaces	-
Show Instructions	Call broker		

Property Details

Building Class	-	Floors	2
Property Type	Office	Year Built	2008
Sub Type	-	Primary Construction	-
Zoning	-	Occupancy Type	-
Building Status	-	Parcels	-
Building Size	-	Legal Owner	-
Land Size	0.5 Acres / 21,780 SF	Submarket	-
Number of Buildings	1	County	-

Description

INVESTMENT OPPORTUNITY!

This exceptional 8,050 sq. ft., two-storey multi-purpose commercial building offers three separate addresses and is located in the highly sought-after Campbell Business Park. Constructed with durable ICF (Insulated Concrete Form) construction and finished with stucco and stone, this property delivers long-term efficiency, strength, and outstanding curb appeal. Situated on a 21,800 sq. ft. lot, it also features a large, fully fenced compound, ideal for a wide range of business or investment uses.

Interior Features Include:

3,110 sq. ft. of heated warehouse space

4,940 sq. ft. of high-quality office space

797 sq. ft. of mezzanine space

3,500 sq. ft. fenced yard

3 loading docks with 14 ft. overhead doors

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Contact



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