

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.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

MAT HEHR
Associate
587 635 2485
mhehr@naiedmonton.com

DEREK CLAFFEY
Senior Associate
587 635 2478
dclaffey@naiedmonton.com








DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

GUY HEBERT
Associate Broker, Belmont Realty
780 445 4723
guy@belmontrealty.com

RYAN BROWN
Partner
587 635 2486
rbrown@naiedmonton.com

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

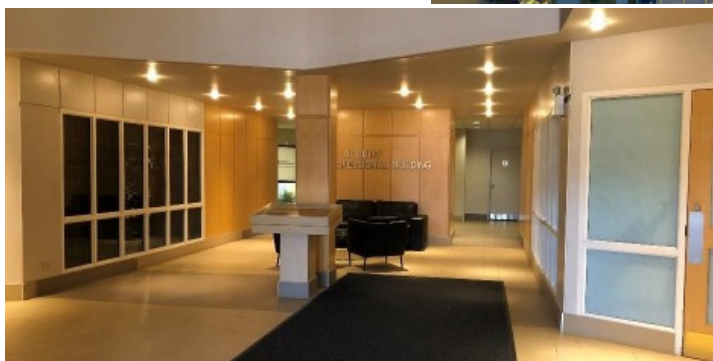
 **10,010 VPD**
ST ANNE &
PERRON S

2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

_ DC24

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



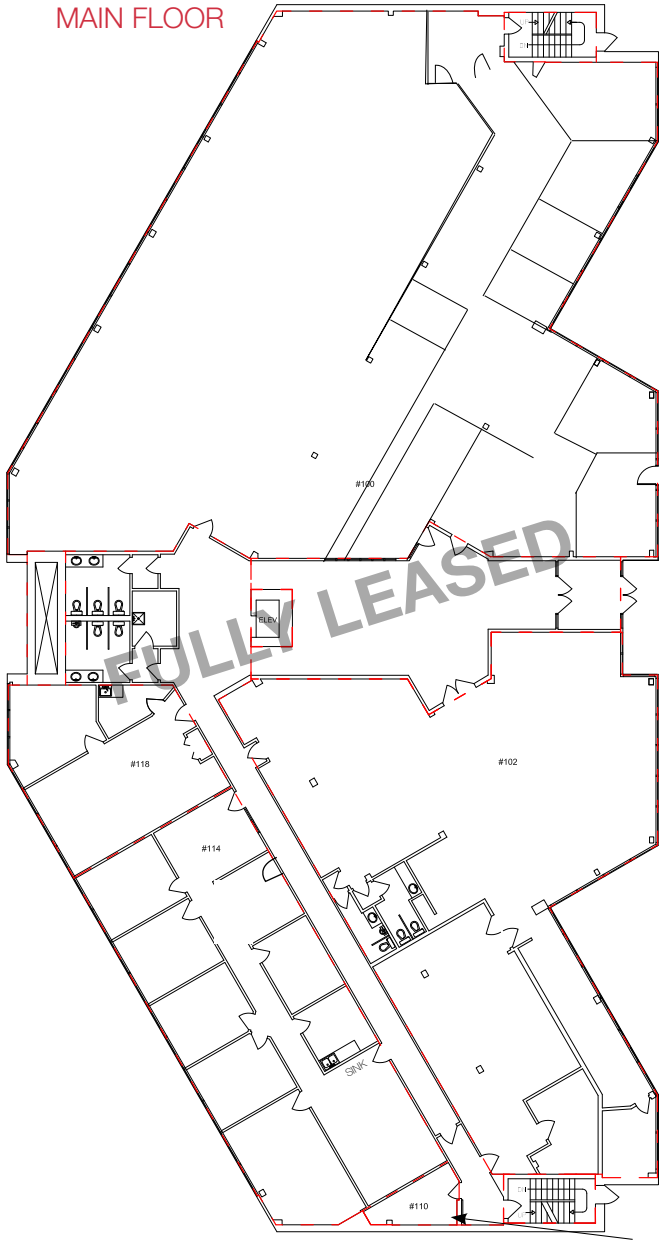
AREAS AVAILABLE

Second Floor

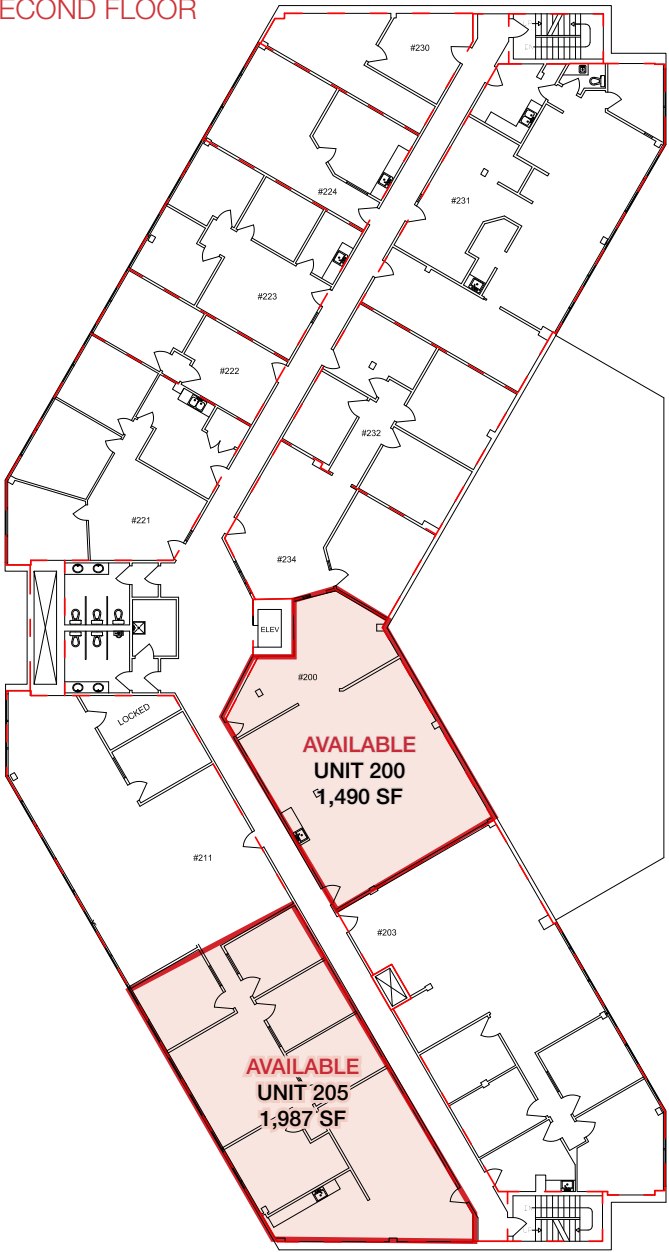
Unit 200 - 1,490 sq.ft.±

Unit 205 - 1,987 sq.ft.±

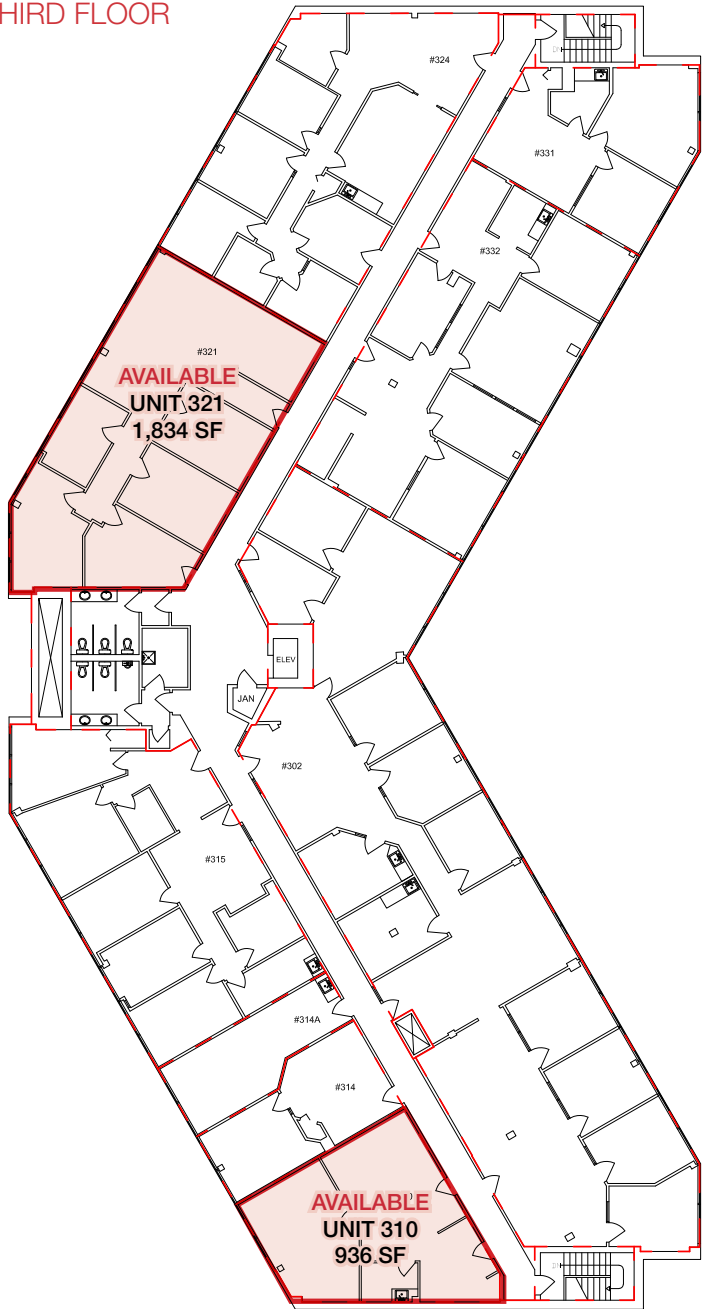
7 St. Anne Street
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



AREAS AVAILABLE

Third Floor

Unit 310 - 936 sq.ft.±

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	

FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

_ DC24