

**FOR LEASE**

# STURGEON PLAZA RETAIL SPACE

1 HEBERT ROAD, ST. ALBERT, AB

**SMALL BAY OPPORTUNITY:  
772 SQUARE FEET**



**CUSHMAN & WAKEFIELD  
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# PROPERTY DETAILS

<b>Municipal Address</b>	Unit 119A, 1 Hebert Road, St. Albert, AB
<b>Legal Description</b>	Plan 982 6493, Block 12, Lot 39
<b>Zoning:</b>	CC - Corridor Commercial
<b>Parking Area:</b>	Ample onsite parking
<b>Size:</b>	772 SF
<b>Operating costs:</b>	\$19.41 per SF (2025)

## SURROUNDING BUSINESSES



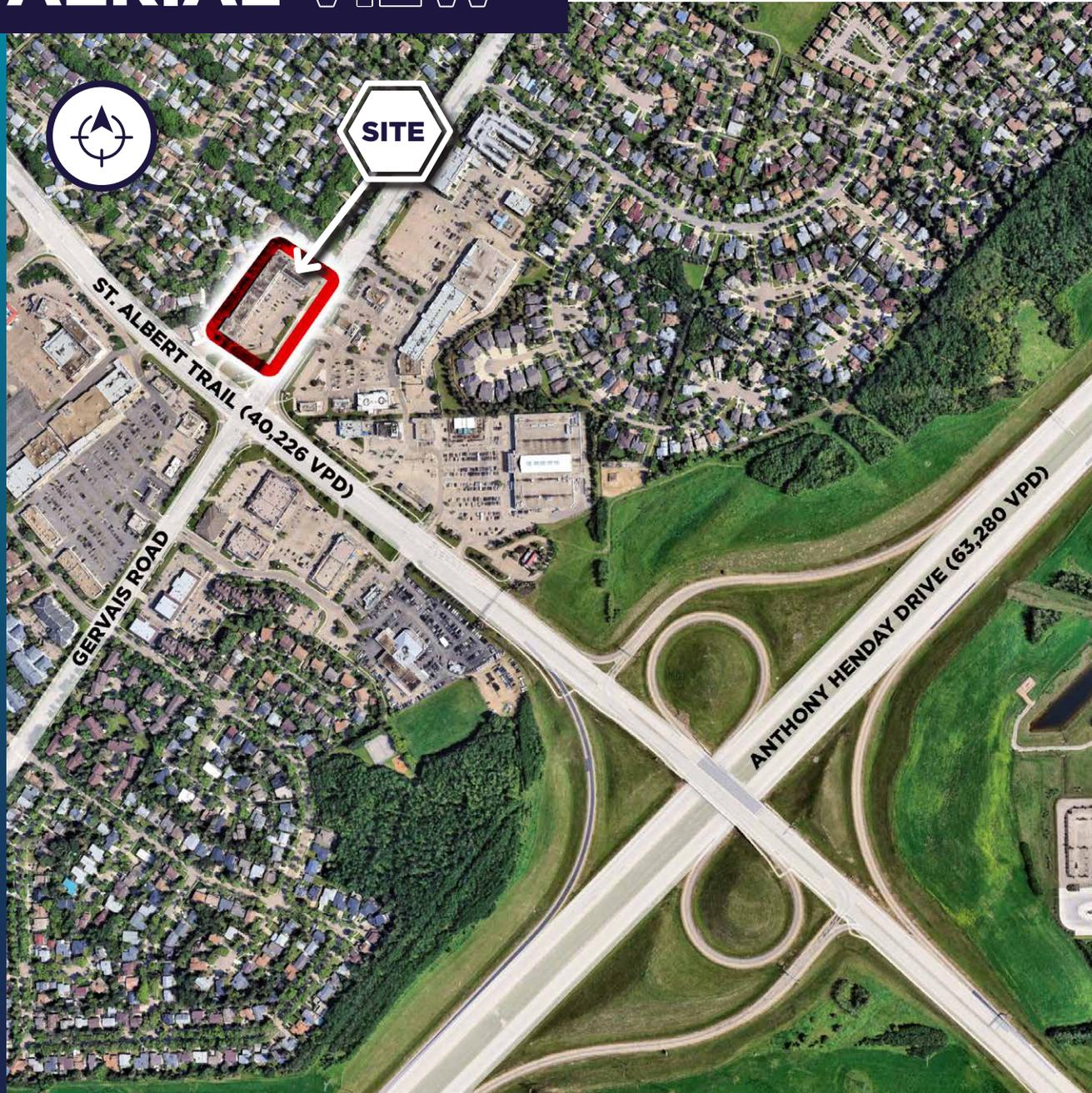
## PYLON SIGNAGE AVAILABLE



# PROPERTY HIGHLIGHTS

- Great opportunity at busy shopping centre, with 772 square feet of availability.
- Available within 30 days.
- Attractive rental rates.
- Ideal space for hearing clinics, flower shops, insurance office, etc.
- Retail shopping centre located in busy intersection at the entrance of St. Albert.
- Exposure to 40,226 vehicles per day along St. Albert Trail.
- Pylon signage availability.

# AERIAL VIEW



## AREA DEMOS



### HOUSEHOLDS

1KM	3KM	5KM
2,546	13,623	34,060



### POPULATION

1KM	3KM	5KM
6,747	37,096	98,731



### AVERAGE INCOME

1KM	3KM	5KM
\$128,093	\$141,498	\$154,732

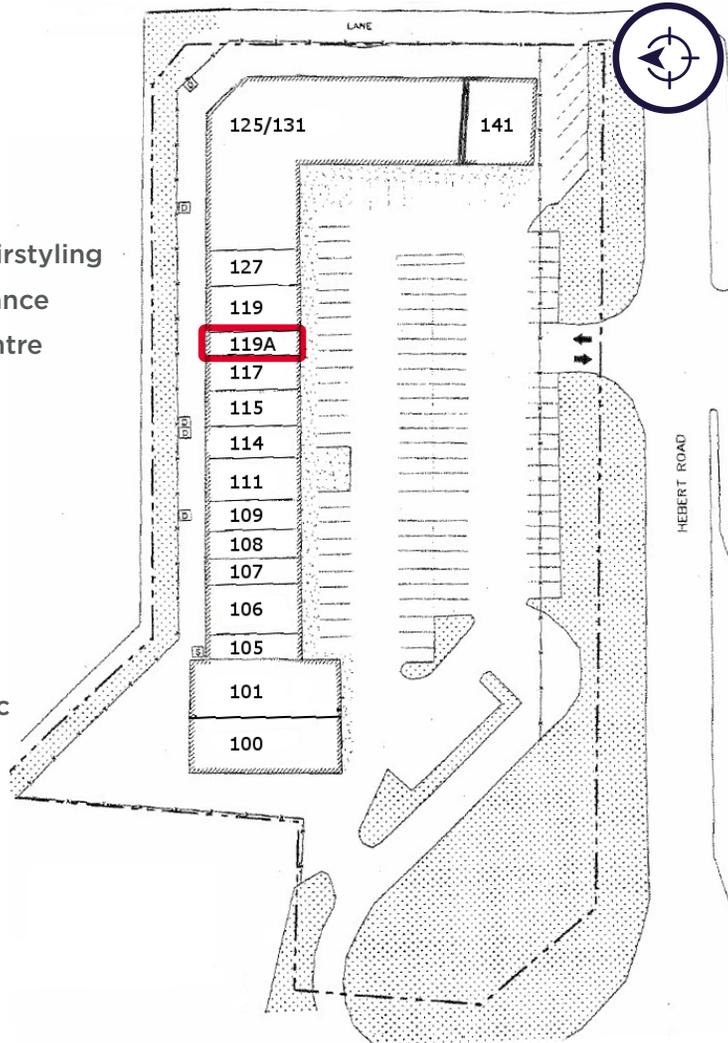


### VEHICLES PER DAY

St. Albert Trail: 40,226 VPD  
Anthony Henday: 63,280 VPD

# SITE PLAN & TENANTS

- 100. Global Pet Foods
- 101. Bodega St. Albert
- 105. BND Beauty and Hairstyling
- 106. Co-Operators Insurance
- 107. Oxford Learning Centre
- 108. Quickly Bubble Tea
- 109. Judy's Nails
- 111. The Dinner Factory
- 114. Dr. Phone Fix
- 115. Barber Shop Boyz
- 117. St. Albert Opticians
- 119A. Vacant**
- 119. Red Willow Vet Clinic
- 127. Lemon Grass Grill
- 128. Vape Shop
- 129. MD Medical Centres.
- 131/141. Ace Liquor



# FLOOR PLAN

