

NEW OWNERSHIP

Developed Office and Medical Space

RETAIL & PROFESSIONAL BUILDING IN PRIME LOCATION

7 & 9 ST. ANNE STREET, ST ALBERT

FOR LEASE



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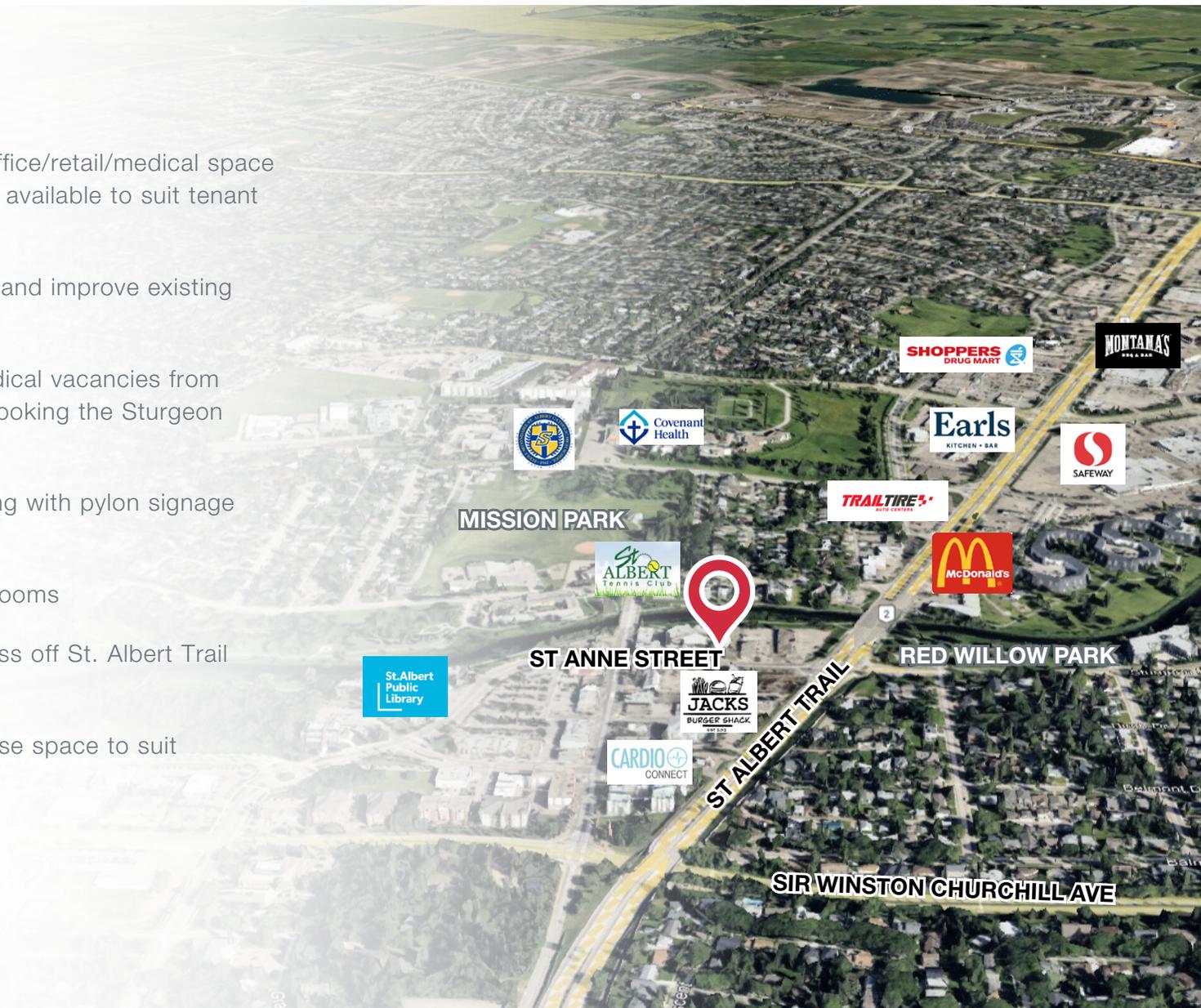
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NAICommercial

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 **608-1,834 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

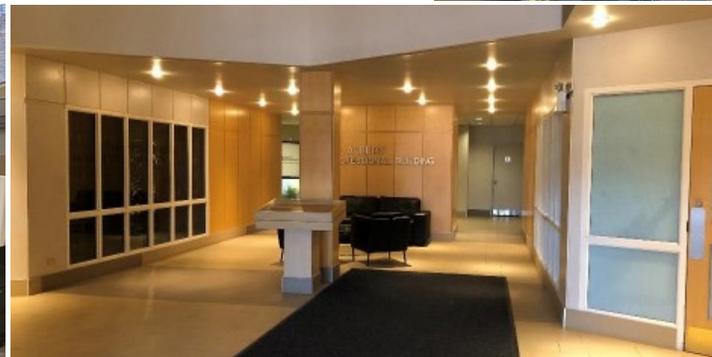
 **10,010 VPD**
ST ANNE &
PERRON S

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	\$15.00-\$17.00/sq.ft./annum
OPERATING COSTS	\$18.00/sq.ft./annum (2026 Estimate) includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Management, Power, Water, and Gas



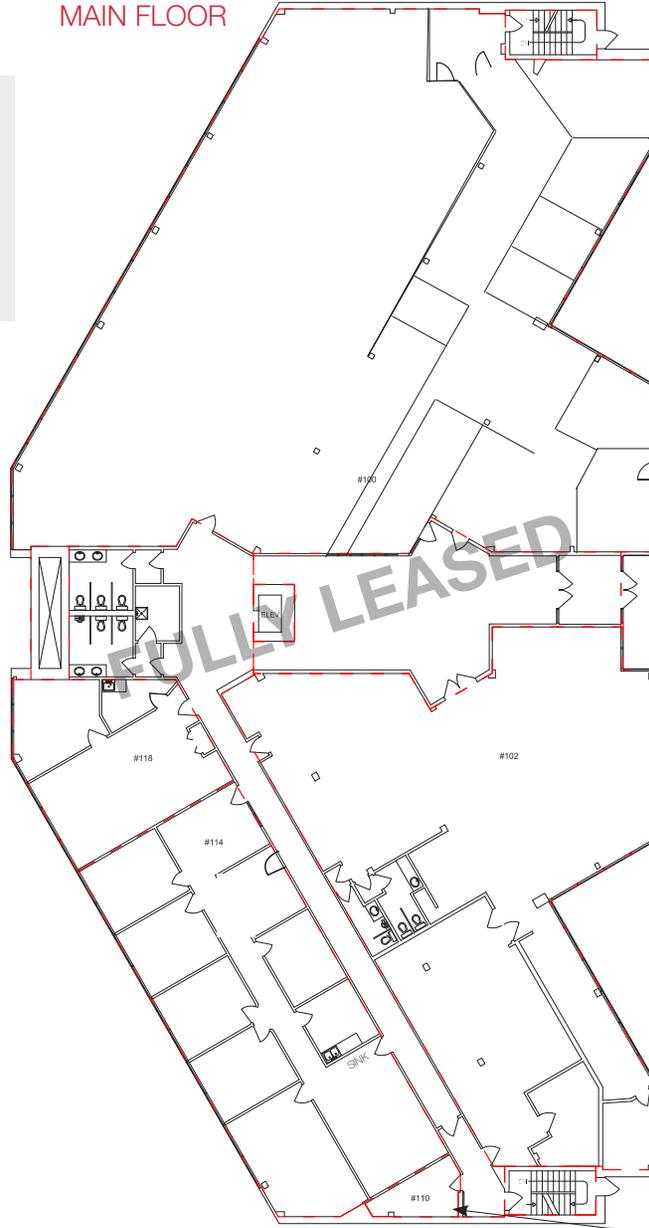
7 St. Anne Street
MAIN FLOOR

AREAS AVAILABLE

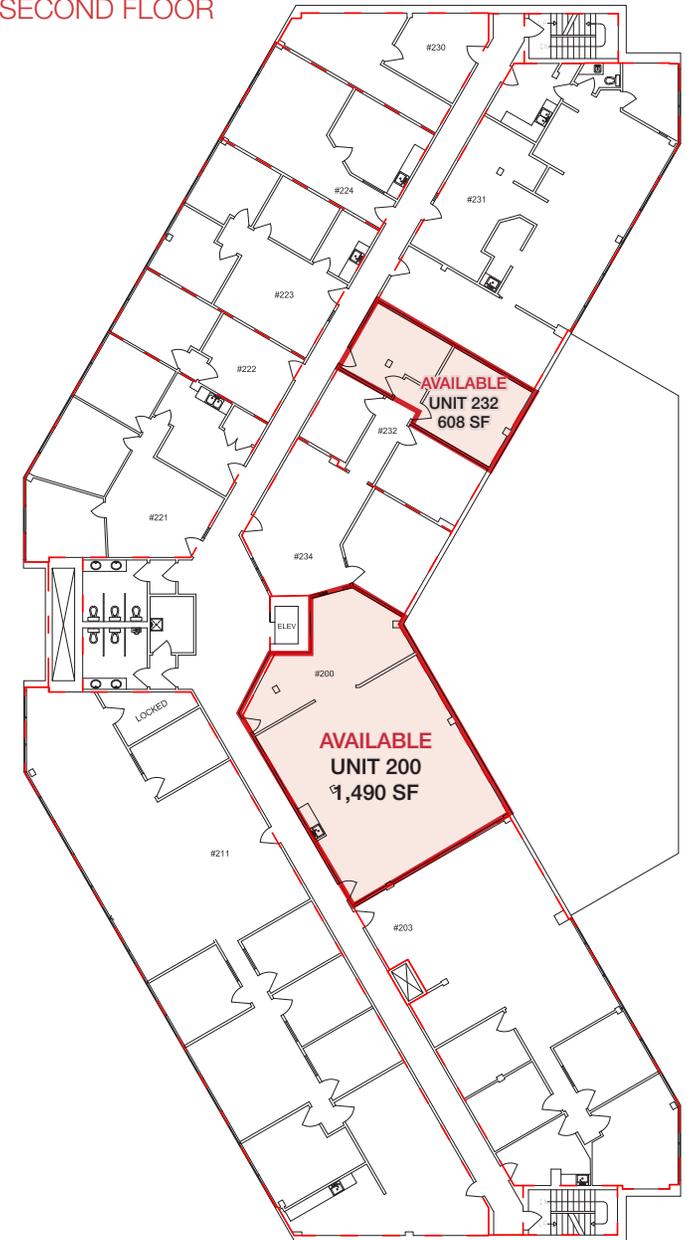
Second Floor

Unit 200 - 1,490 sq.ft.±

Unit 232 - 608 sq.ft.± *Available April 1 2026

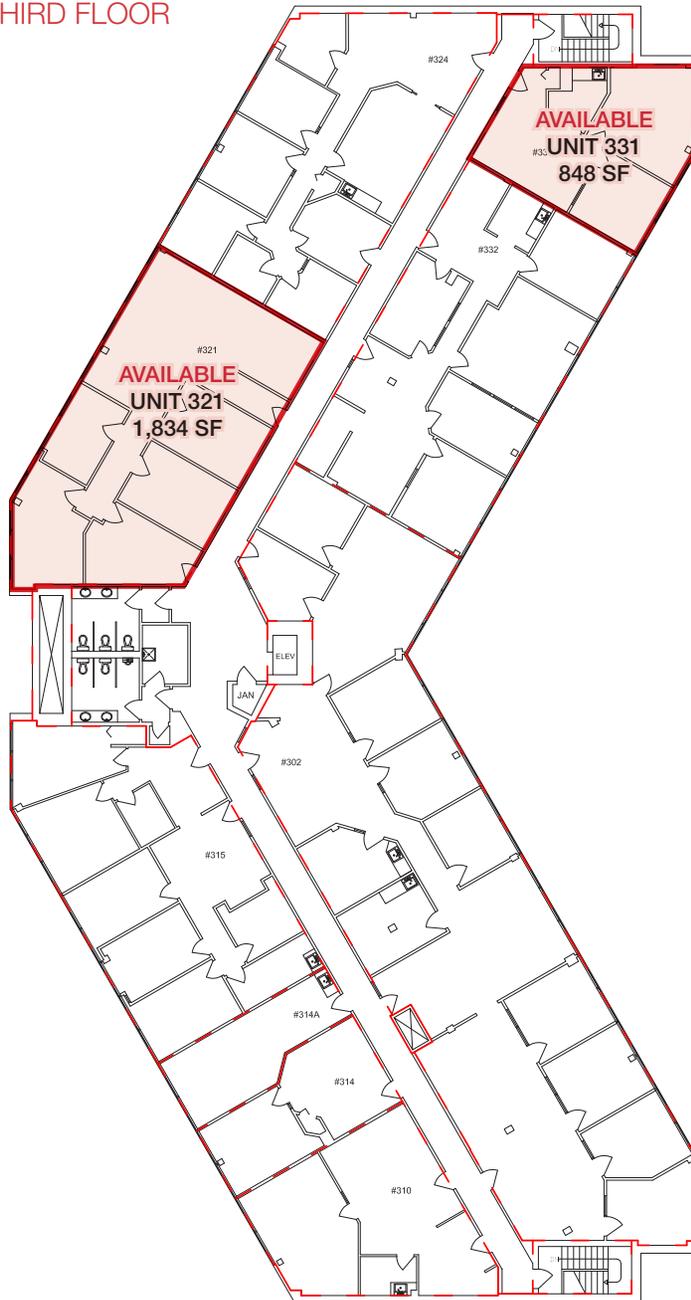


SECOND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

THIRD FLOOR



AREAS AVAILABLE

Third Floor
 Unit 321 - 1,834 sq.ft.±
 Unit 331 - 848 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	

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