

150 Bellerose Drive, St. Albert, AB



Marcus & Millichap

Investment Summary

The Opportunity

Welcome to Shops at Boudreau, a premier retail destination in the heart of St. Albert, one of Edmonton's largest suburbs. This best-in-class lifestyle shopping centre offers an exceptional retail experience tailored to the affluent residents in the surrounding communities of Oakmont, Inglewood, Erin Ridge, and Kingswood.

Strategically located on the southeast corner of Bellerose Drive and Boudreau Road, the Property boasts an expansive 900 feet of frontage along a busy arterial intersection, providing tenants with exceptional branding opportunities and exposure to over 42,000 vehicles per day.

Additionally, the Property is conveniently situated just a short drive from the Anthony Henday Ring Road, ensuring easy access for patrons and employees from all areas of St. Albert and the Edmonton Metropolitan Region.

Shops at Boudreau showcases modern curb appeal, extensive landscaping, and ample parking. Featuring a diverse mix of high-quality national and local retailers, including a prominent anchor tenant, along with a variety of fashion, lifestyle, and convenience offerings. This new generation retail complex is truly a premier shopping destination that provides a comfortable and enjoyable atmosphere for all. Shops at Boudreau is the perfect opportunity to be a part of this thriving retail community in one of the most affluent cities in the region.

Salient Details

Municipal Address:

[150 Bellerose Drive, St. Albert AB](#)

Main Floor:

Unit 111: 1,751 SF (Turnkey Hair Salon)

Second Floor:

Unit 206: 1,760 SF (Built-out and fixtured Medical/Office Space)

Availability:

Immediately

Zoning:

Plan 1224934; Block 1; Lot 6

Year Built:

2018

Parking:

247 Stalls (210 Surface + 37 Underground)

Asking Rent:

Contact Listing Agent

Additional Rent:

Retail: \$23.14/SF

Second Floor: \$22.67/SF

Traffic Counts:

42,000 Vehicles Per Day



Highlights



Strategic Location: Excellent exposure to a busy intersection of Boudreau Road and Bellerose Drive; 42,000 vehicles per day



Accessibility: Offers easy access from all corners of St. Albert and the Edmonton Metropolitan Region via the nearby Anthony Henday Drive



Availability: Immediately



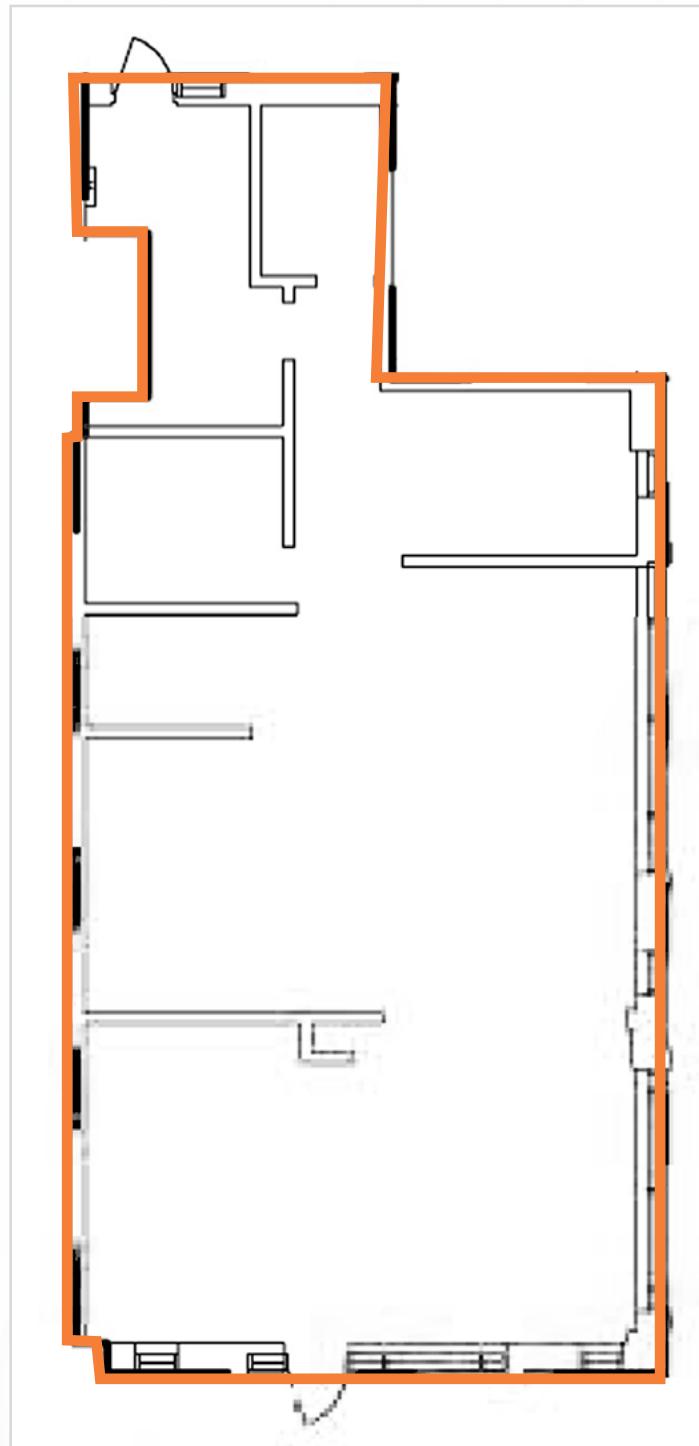
Notable Neighbours: Italian Bakery's Mercato, Buco Pizzeria, Who Cares Wear, and California Closets



Site Plan

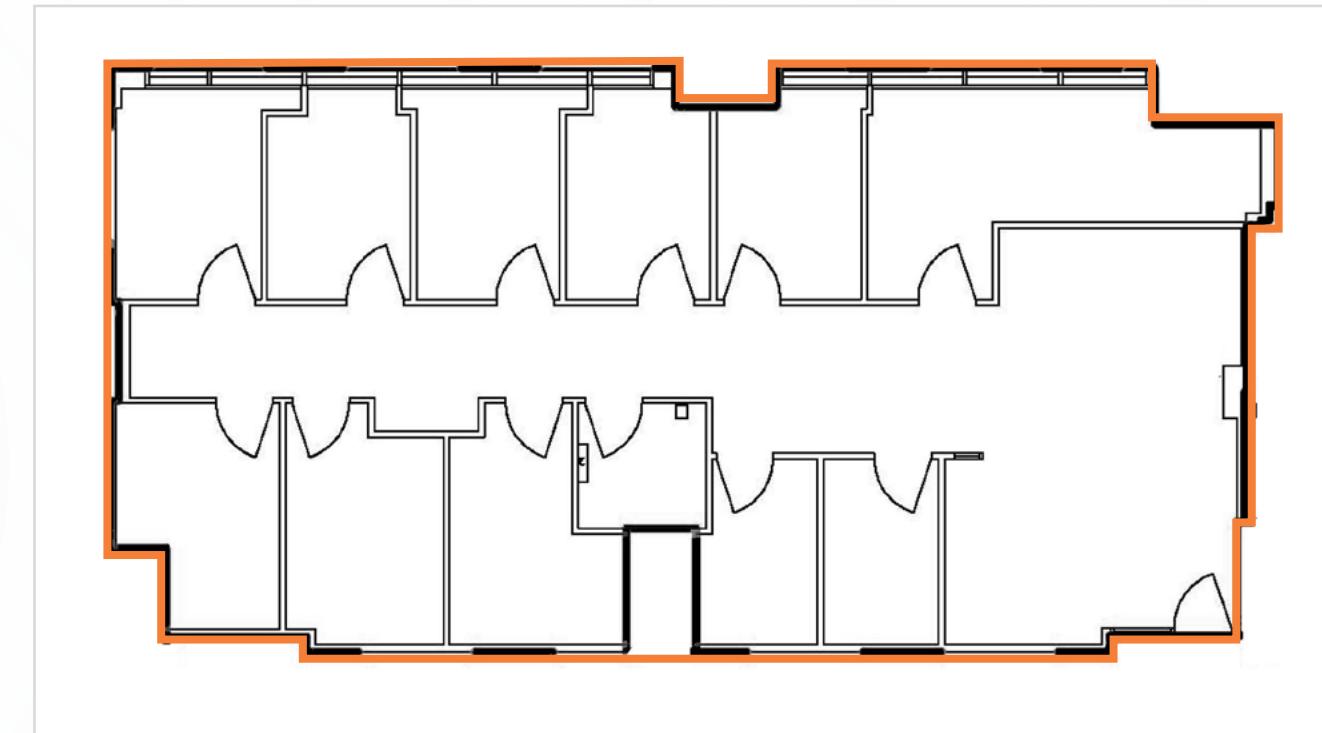
UNIT 111: 1,751 SF

Turnkey Hair Salon



UNIT 206: 1,760 SF

Built-out Fixtured Medical/Office Space



Site Plan



Location Overview



For Lease: Shops at Boudreau

Turnkey Hair Salon Opportunity Built-out Fixtured Medical/Office Space

150 Bellrose Drive, St. Albert, AB

Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

CASEY MCCLELLAND

Senior Managing Director
Office (587) 756-1560
Casey.McClelland@MarcusMillichap.com

KEVIN GLASS | MIKE HOFFERT

Directors
Office (587) 756-1560
MGHRetail@MarcusMillichap.com

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.