

Owner / User Investment Opportunity

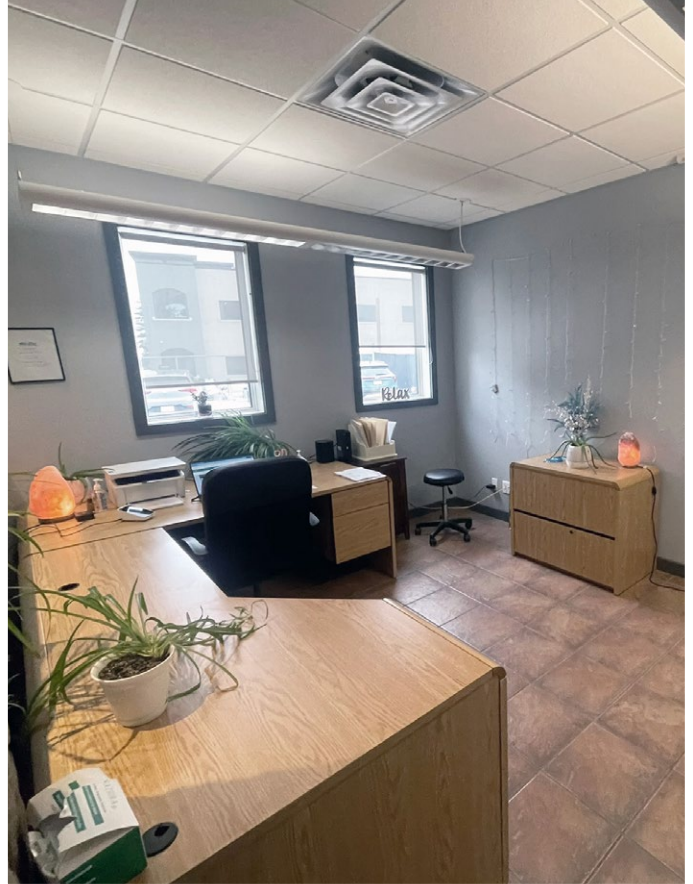
35 Renault Crescent
St. Albert, Alberta
www.cbre.ca

4,000 SF on 0.46 Ac | Fully Fenced and Gated Yard Space



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Located in Riel Business Park, this property offers convenient access to Anthony Henday Drive and Yellowhead Trail via Ray Gibbon Drive. Situated within the City of St. Albert, owners benefit from lower property taxes compared to the City of Edmonton. The building features well-maintained office finishes and has in-place income. An excellent opportunity for an owner-user or investor seeking functional shop and yard space with income in place.

For Sale

Legal Address	Plan 7922564; Block 2; Lot 44	
Zoning	ICS - Industrial & Commercial Service	
Year Built	2002	
Site Size	0.46 Acres	
Site Coverage Ratio	12.4%	
Building Size	Main Floor Office:	1,500 sq. ft.
	Second Floor Office:	1,500 sq. ft.
	Warehouse:	1,000 sq. ft.
	Total:	4,000 sq. ft.
Grade Loading	(1) 12' x 10'	
Construction	Wood Frame with metal cladding	
Roof Structure	Hip style roof with seamless metal cover over metal decking	
Ceiling Height	21' clear	

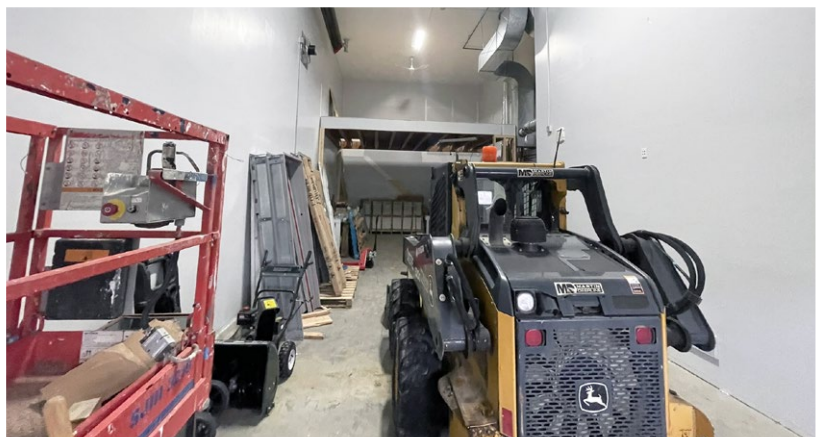
Power	400 amp, 600 volt, 3-phase <i>*To be confirmed by purchaser</i>
Heating	Radiant heat in warehouse Rooftop forced air in office A/C in office
Downdraft Fans	Yes
Lighting	Various
Fenced Yard	Gated & fully fenced
Parking	Surface lot
Floor Drains	Yes
Fibre Internet	Yes
Taxes (2026)	\$22,511.17
Sale Price	\$1,600,000
Available	Immediate

Current Lease Information:

Main Floor Office – Lease Expiry March 31, 2028.

Second Floor Office – Lease Expiry July 31, 2026.

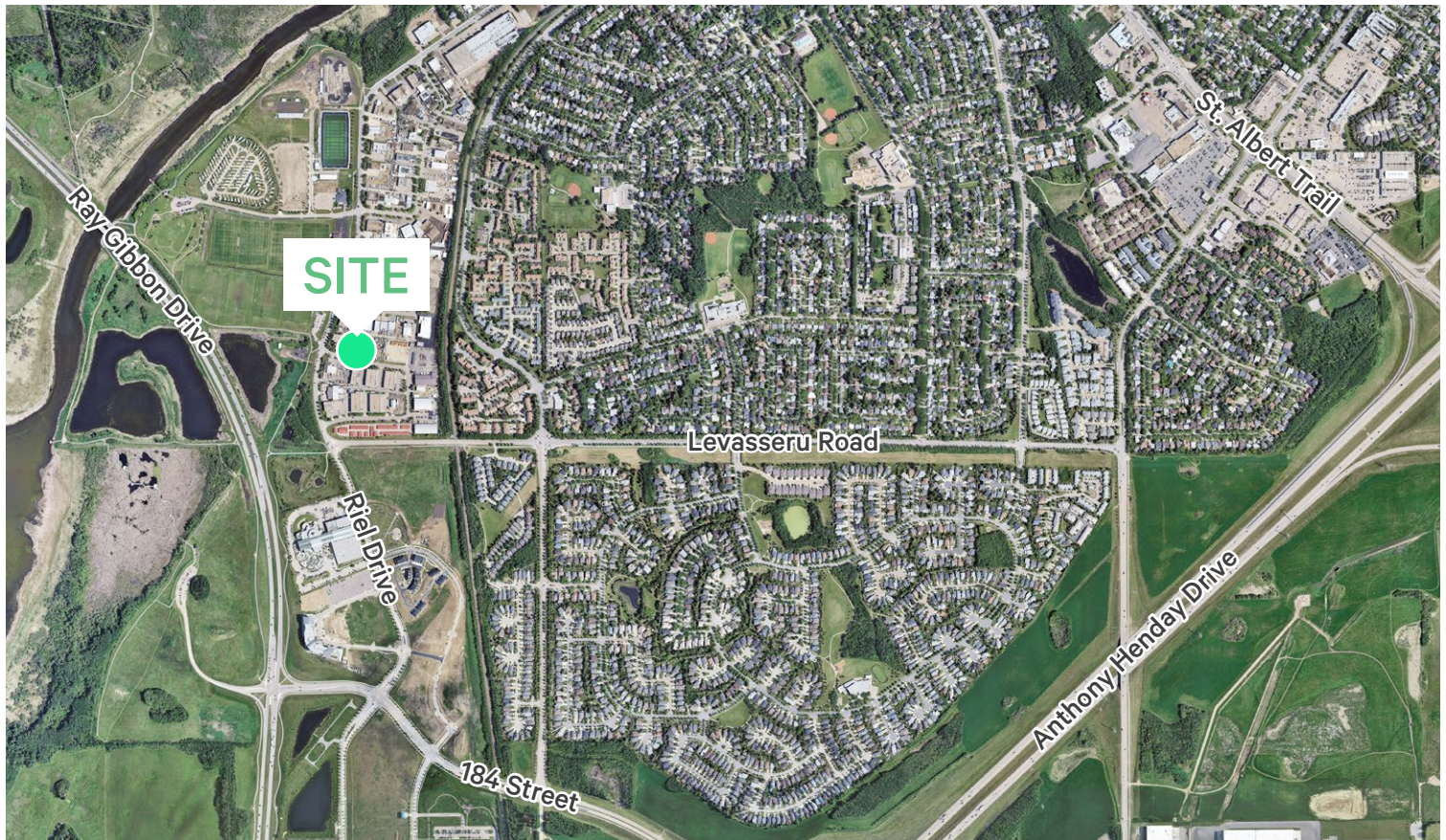
Warehouse & Yard – Lease Expiry December 31, 2026. Can be vacant with 90 days notice.



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Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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