

# BERMONT

REALTY (1983) LTD.

200 - 14 PERRON STREET  
ST. ALBERT, ALBERTA T8N1E4  
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## FOR LEASE

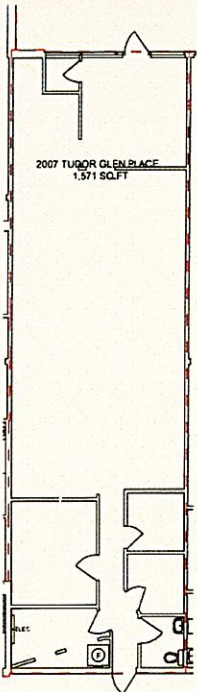


*Prime retail opportunity!*

## 2007 Tudor Glen Place

St. Albert T8N 3V4

- 1,571 sq. ft. main floor retail space
- Asking rate: \$21.00 / sq. ft. (\$2,546.25/mo.)
- 2025 CAC: \$12.00 / sq. ft. (\$1,571.00/mo.)



Great location! South entrance of St. Albert, off of St. Albert Trail on Gervais Road to 170th Street.

Pylon sign subject to availability, Fascia sign available.

Traffic count:

- St. Albert Trail—40,226 Average Daily Volume
- Gervais Road—11,727 Average Daily Volume

Shopping Centre Tenants:

- Physical Therapy & Sports Injury Clinic
- Tudor Glen Smile Clinic
- Forever Young Academy of Music
- Karrie's Kostumes & Dance Apparel
- Mister Frame
- Tienda Latina
- One Bite Technology
- Image School of Dance
- Advanced Acupuncture
- Tudor Glen Vet Clinic
- Clipping Along Dog Grooming
- Wipe Your Paws Pet Wash
- Foodies Kitchen (Restaurant)

FOR INFORMATION CONTACT GUY C HEBERT

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