

NEW OWNERSHIP

# Developed Office and Medical Space

RETAIL & PROFESSIONAL BUILDING IN PRIME LOCATION

7 & 9 ST. ANNE STREET, ST ALBERT

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIDMONTON.COM

MAT HEHR  
Associate  
587 635 2485  
mhehr@naiedmonton.com

DEREK CLAFFEY  
Senior Associate  
587 635 2478  
dclaffey@naiedmonton.com








DREW JOSLIN  
Associate  
780 540 9100  
djoslin@naiedmonton.com

GUY HEBERT  
Associate Broker, Belmont Realty  
780 445 4723  
guy@belmontrealty.com

RYAN BROWN  
Partner  
587 635 2486  
rbrown@naiedmonton.com

**NAI**Commercial

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 **608-3,641 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

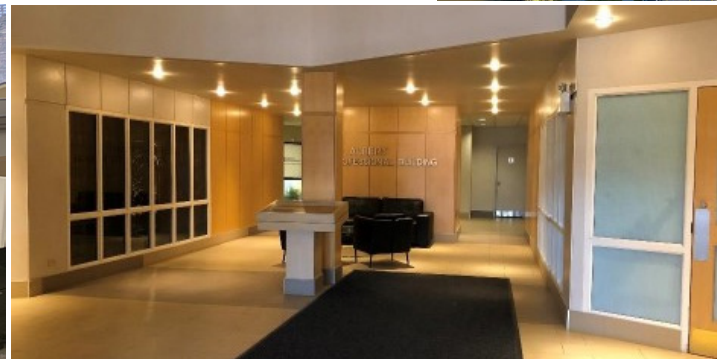


 <b>82,300</b> POPULATION	 <b>24,478</b> EMPLOYEES	 <b>1920</b> BUSINESSES	 <b>\$2.8B</b> TOTAL CONSUMER SPENDING	 <b>\$146,396</b> AVERAGE HOUSEHOLD INCOME	 <b>10,010 VPD</b> ST ANNE & PERRON S
--	--	---	--	--	---

2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

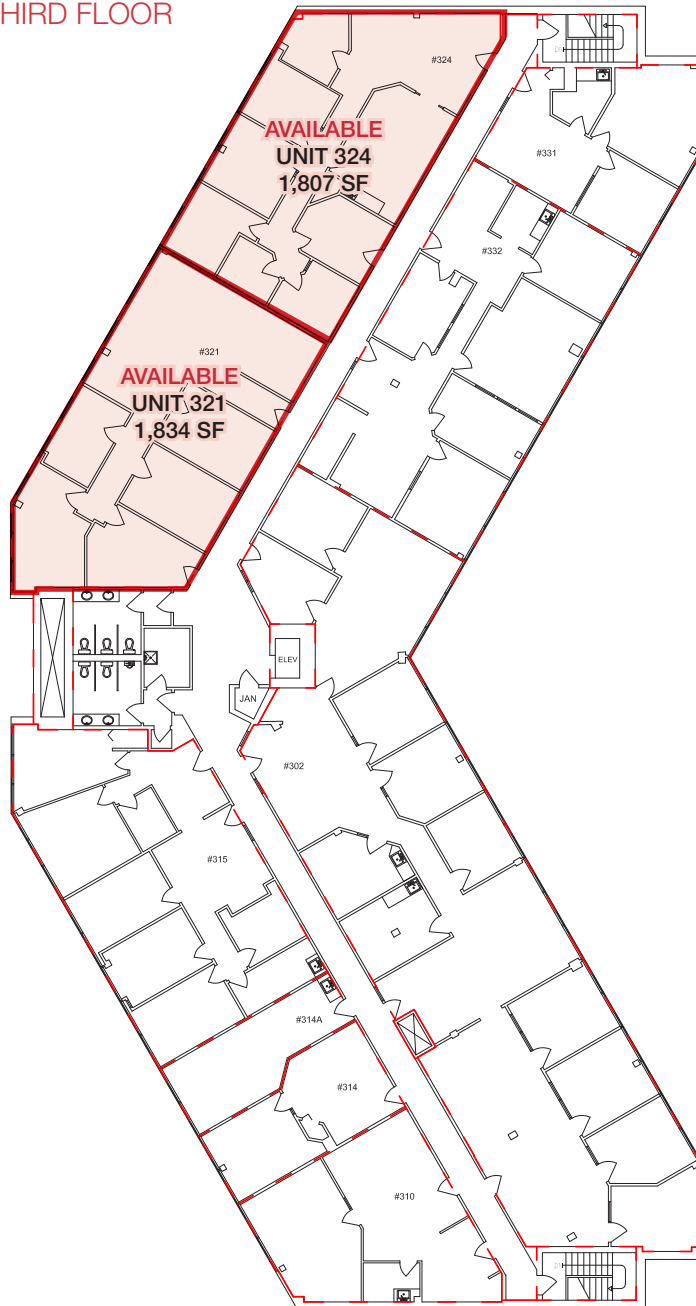
## Additional Information

ADDRESS	<b>7 St. Anne Street</b>
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





THIRD FLOOR



**AREAS AVAILABLE**

Third Floor

Unit 321 - 1,834 sq.ft.±

Unit 324 - 1,807 sq.ft.± *\*Available June 1, 2026*

Unit 321/324 can be contiguous for 3,641 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	

FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE