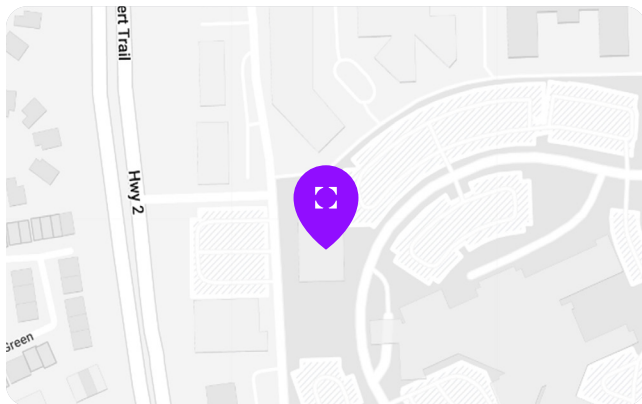




Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta



Location Highlights



Major Intersection

St. Albert Trail and Boudreau Road



Nearest Hospital

<1 km Sturgeon Community Hospital



Public Transit Access

Routes 201, 202, 203, 205, 208, A7-9, A14

Leasing Inquiries



Richie Lipton
Leasing Manager

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Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta

STURGEON
WOMEN'S CENTRE

Kepler Academy
EARLY LEARNING & CARE

STURGEON
WALK-IN CLINIC & PHARMACY

ihear
unicare inc.

MIC
MEDICAL IMAGING

ACTIVE
PHYSIOWORKS
ACTIVEPHYSIOWORKS.COM
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Property Description

Sturgeon Medical Centre is a three-storey, 43,673 square foot medical office building located in the heart of St. Albert, directly adjacent to the Sturgeon Community Hospital. The newly-constructed building offers excellent visibility along St. Albert Trail and features a diversified tenant mix that includes a walk-in clinic, diagnostic imaging, and a pharmacy. Sturgeon Medical Centre is easily accessed by car or public transportation, and features abundant free parking for patients and visitors. The building features a modern and efficient design, prominent exterior signage opportunities, and an underground parkade.

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Property Highlights

Building Size	43,673 sq.ft.
Floors	3
Asking Rent Starting At	\$25.00
Additional Rent (est. 2023)	
Operating Costs	\$12.78
Realty Taxes	\$5.63
In Suite Cleaning Costs	\$2.59
Total	\$21.00 psf
Bike Storage	Yes
Parking	Surface and Underground
Electric Vehicle Chargers	No
Wired Score	Certified

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.