

FOR SALE

Sturgeon Plaza

1 HEBERT ROAD, ST. ALBERT, AB

AVISON
YOUNG



ACE LIQUOR
DISCOUNTER

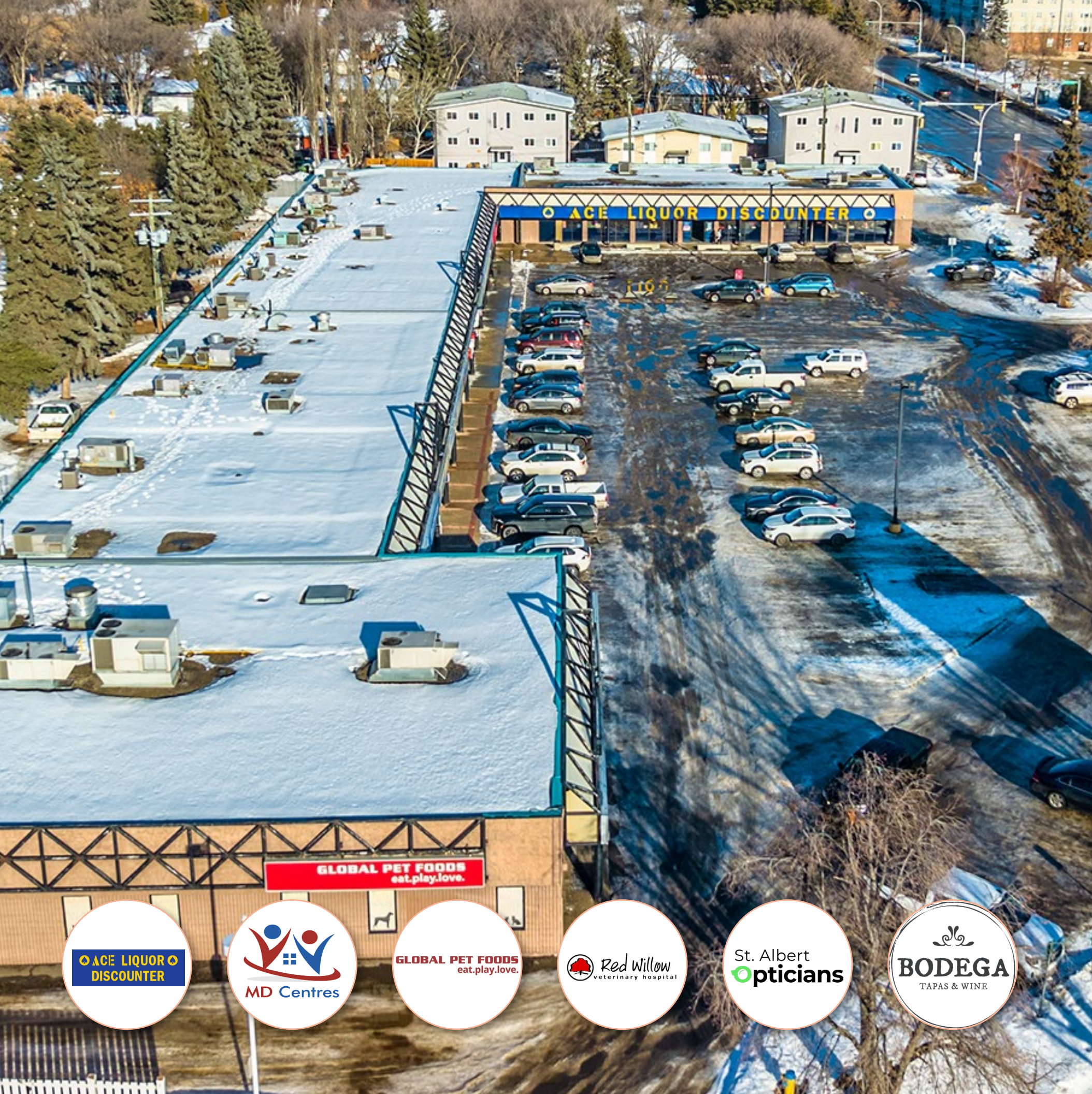


GLOBAL PET FOODS
eat.play.love.



St. Albert
Opticians





EXECUTIVE SUMMARY

CONVENIENCE-BASED RETAIL WITH ARTERIAL EXPOSURE

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in Sturgeon Plaza (the “Property” or “Offering”).

Sturgeon Plaza is a well-located neighbourhood retail centre comprising 29,767 square feet on a 2.93-acre site in St. Albert, Alberta. The Property is 100% occupied and anchored by a complementary mix of service and daily-needs tenants, including Ace Liquor, MD Centres, Global Pet Foods, Red Willow Veterinary Hospital, St. Albert Opticians and Bodega St. Albert, providing resilient, convenience-driven cash flow.

Fronting Hebert Road, a key east-west arterial in St. Albert, the centre benefits from strong visibility, excellent accessibility, and approximately 110 surface parking stalls within a mature residential trade area. Supported by St. Albert’s affluent demographics and proximity to the Edmonton metropolitan area, Sturgeon Plaza represents a stable neighbourhood retail asset with defensible income and long-term value enhancement potential.

The Property is being offered with no set bid date. Offers will be reviewed as they are received. For additional information, please contact a member of the Avison Young advisory team.

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SIGN CONFIDENTIALITY AGREEMENT

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

MUNICIPAL ADDRESS

1 Hebert Road, St. Albert, AB

LEGAL DESCRIPTION

Plan 9826493; Block 12; Lot 39

SITE SIZE

2.9 acres

YEAR BUILT

1975

PARKING

+/- 110 stalls

WEIGHTED AVERAGE LEASE TERM

4.3 years

LAND USE/ZONING

CC - Corridor Commercial

TRAFFIC COUNTS

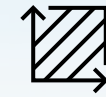
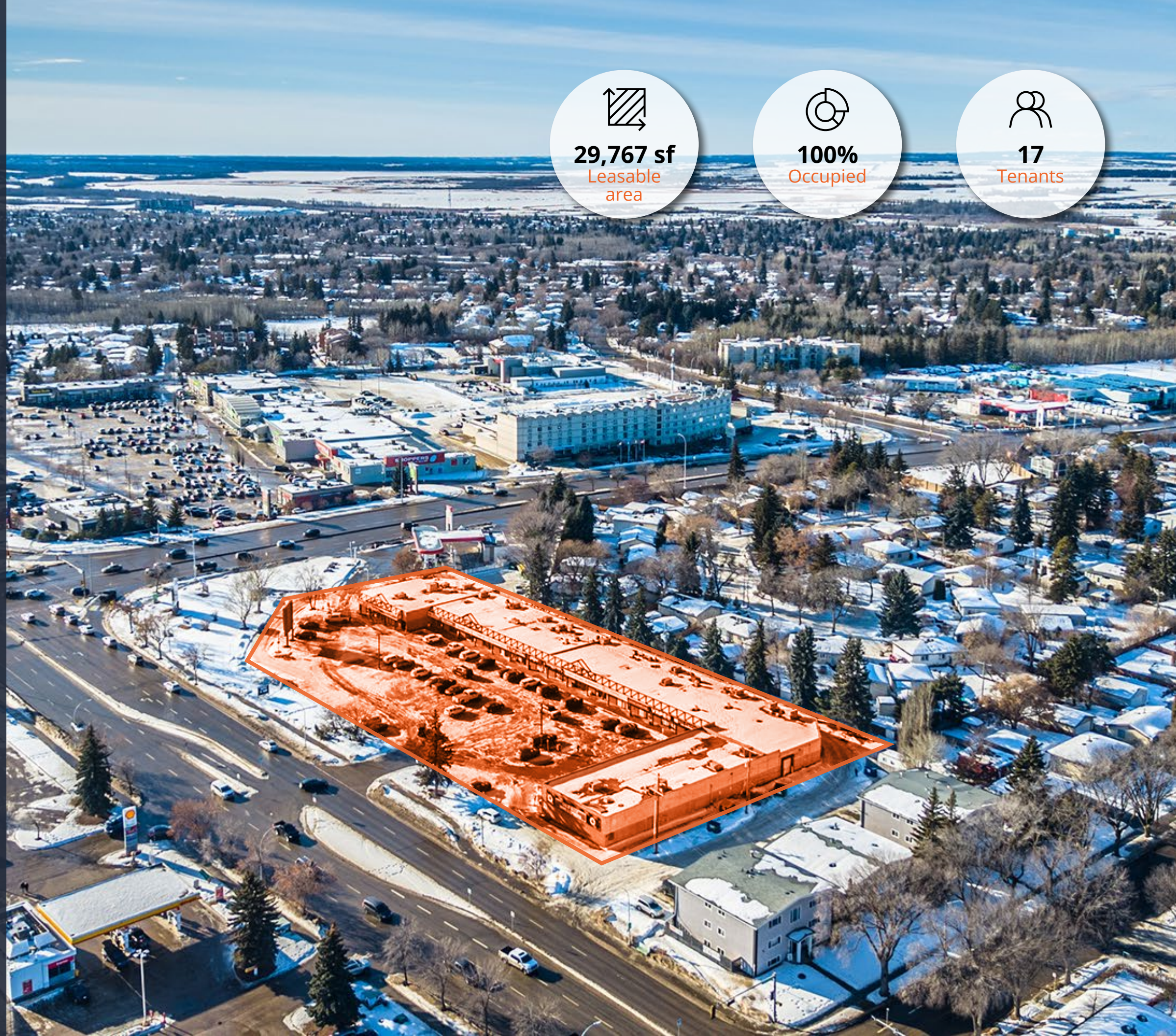
46,107 AADT (St. Albert Trail)

TAX LEVY (2025)

\$126,538

NOTABLE TENANTS

Ace Liquor, MD Centres, Global Pet Foods, Red Willow Veterinary Hospital, St Albert Opticians, Bodega St. Albert



29,767 sf
Leasable
area



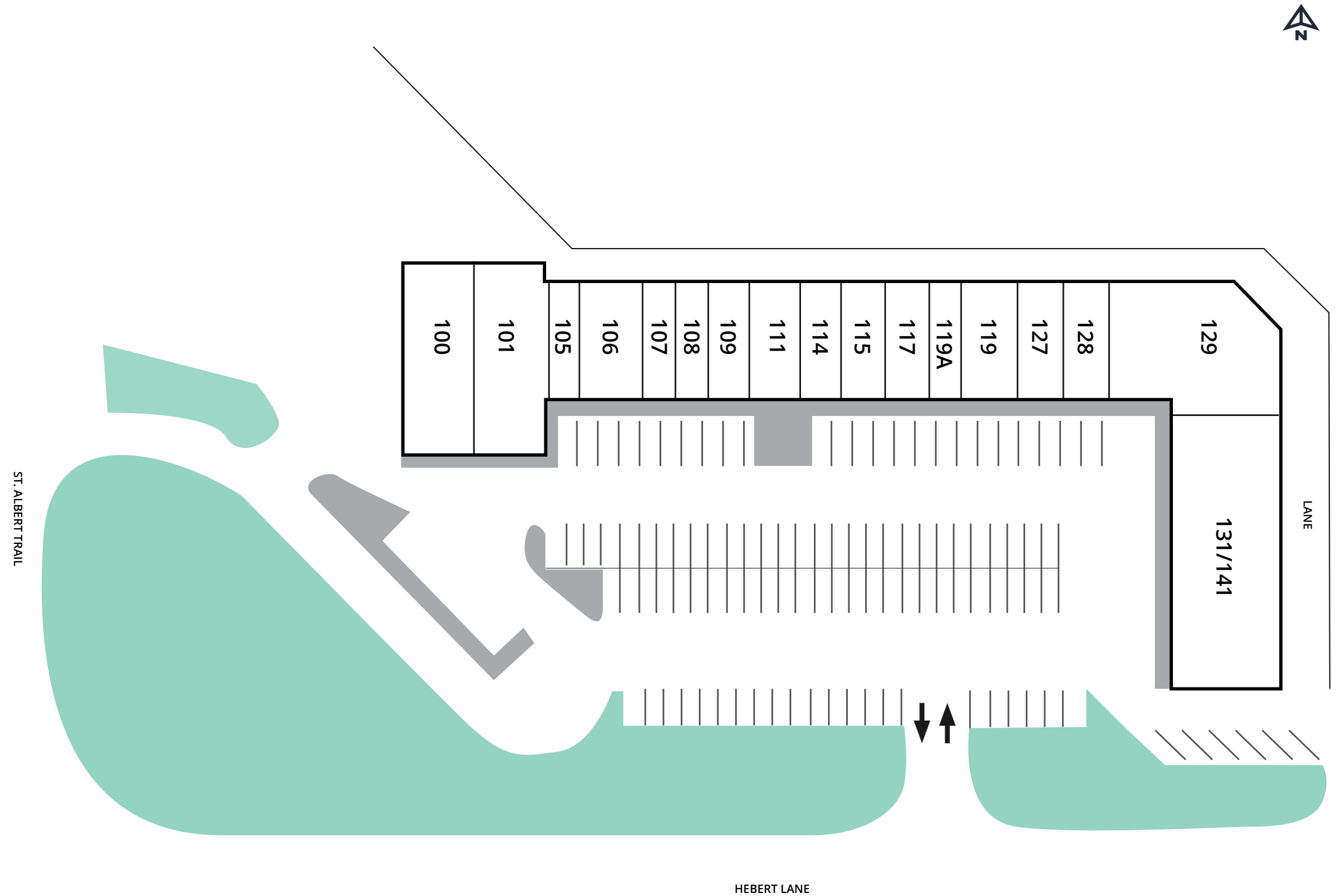
100%
Occupied



17
Tenants

PROPERTY OVERVIEW
SITE PLAN

- 100. Global Pet Foods
- 101. Bodega St. Albert
- 105. BND Beauty and Hairstyling
- 106. Vitality Booth Wellness
- 107. Oxford Learning Centre
- 108. Quickly Bubble Tea
- 109. Judy's Nails
- 111. The Dinner Factory
- 114. Dr. Phone Fix
- 115. Barbershop Boyz
- 117. St. Albert Opticians
- 119A. New Tenant
- 119. Red Willow Veterinary Hospital
- 127. Lemon Grass Grill
- 128. Vape Stop
- 129. MD Centres
- 131/141. Ace Liquor



LOCATION OVERVIEW

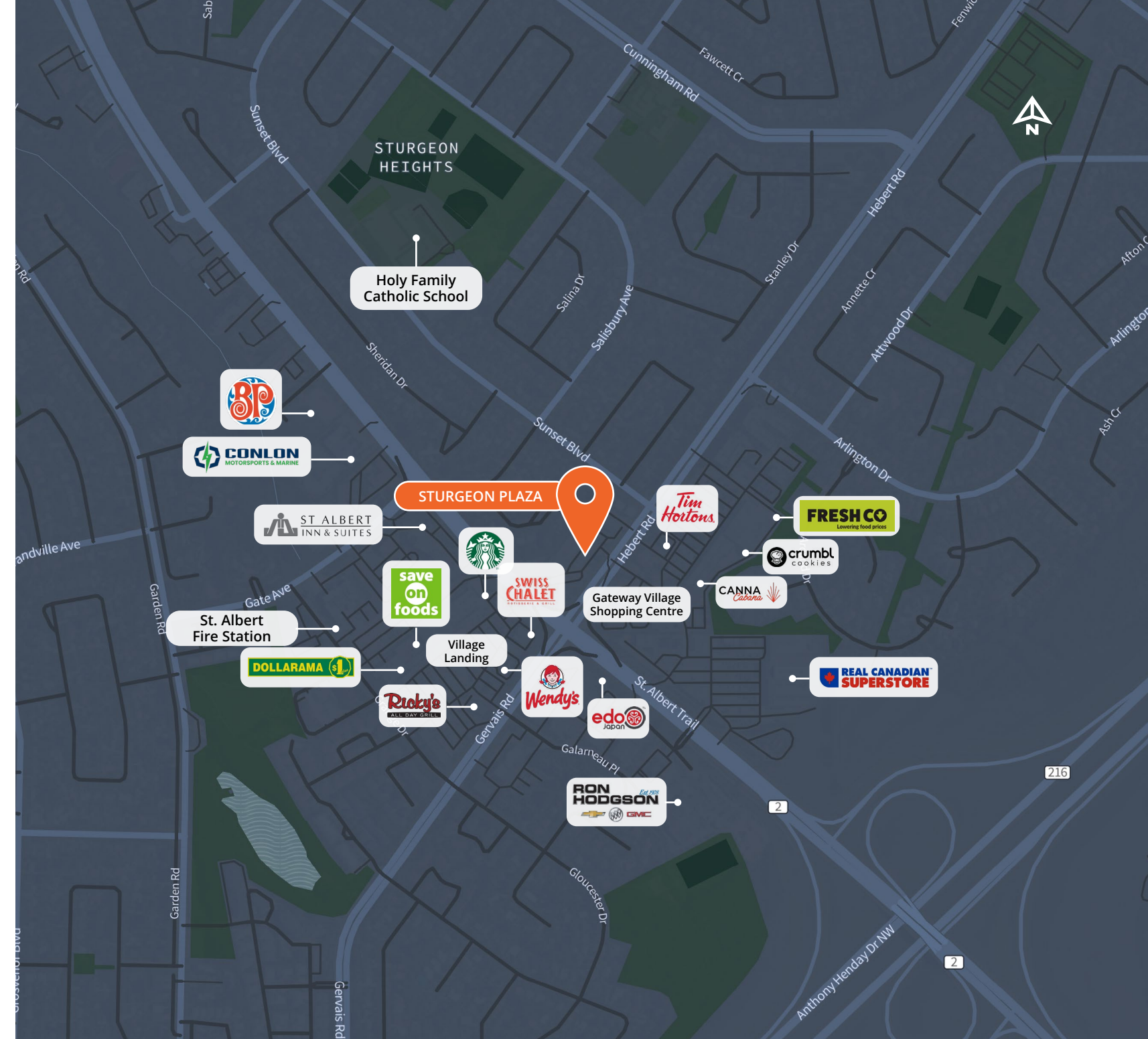
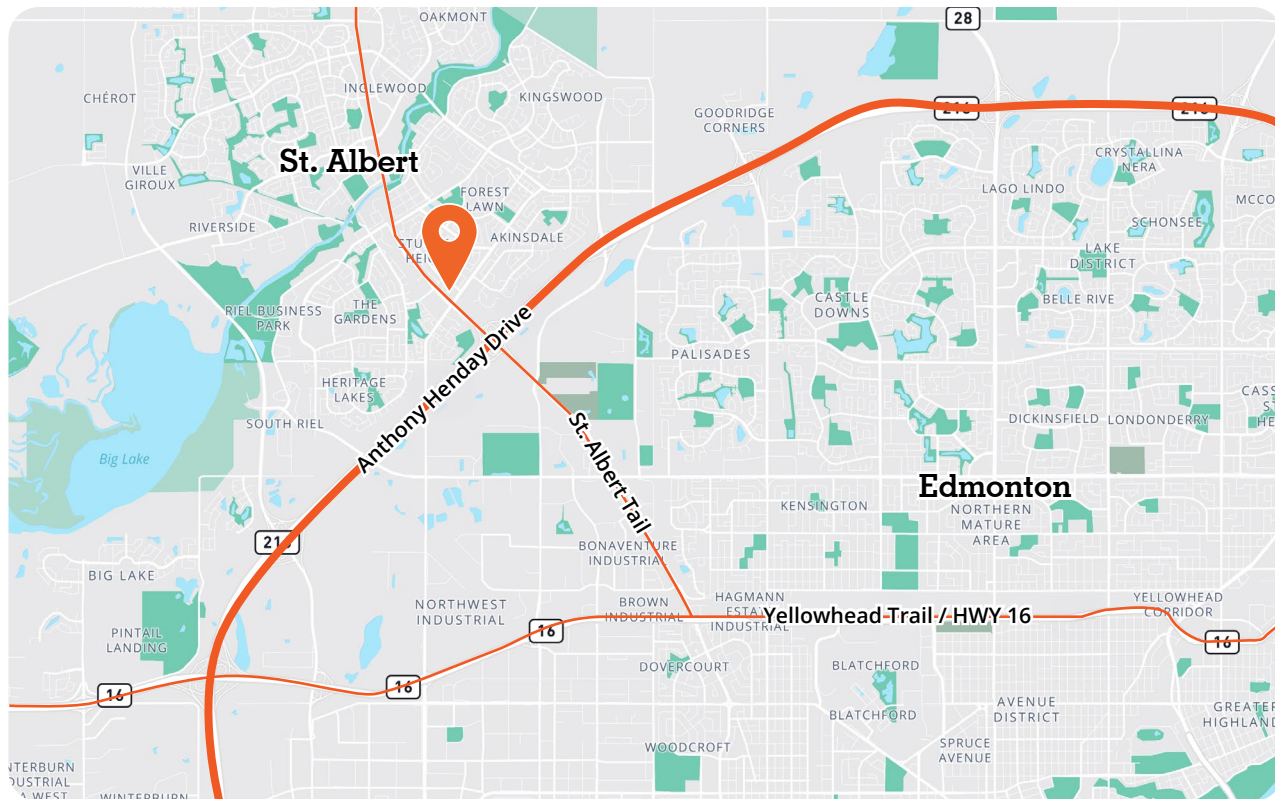
ST. ALBERT, ALBERTA

Sturgeon Plaza is a well-located neighbourhood retail centre situated on a 2.93-acre site in the heart of St. Albert, Alberta. The centre benefits from prominent road frontage, excellent visibility, and convenient access, supported by approximately 110 surface parking stalls within a mature residential trade area.

St. Albert is one of Alberta's most desirable and affluent municipalities, located immediately northwest of Edmonton within the Edmonton Metropolitan Region. With a population of approximately 72,000, the city is characterized by strong household incomes, high educational attainment, and a family-oriented demographic profile. Direct connectivity via Anthony Henday Drive and Yellowhead Trail provides seamless access to regional employment nodes, industrial corridors, and Edmonton's downtown core.

Supported by a diversified local economy and close integration with the broader Edmonton region, St. Albert benefits from stable population growth and resilient consumer spending.

Well established neighbourhoods, strong municipal planning, and proximity to major employment centres underpin sustained residential demand and a robust local retail environment. Together, these fundamentals position Sturgeon Plaza as a stable neighbourhood retail asset with defensible income and long-term value enhancement potential.



TRAVEL TIMES

25 MINS
DOWNTOWN EDMONTON

30 MINS
EDMONTON INTERNATIONAL AIRPORT

GET IN TOUCH.

EDMONTON CAPITAL MARKETS

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