

FOR SALE

32 RAYBORN CRESCENT, ST. ALBERT, ALBERTA



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Marcus & Millichap

RE/MAX
PROFESSIONALS

PROPERTY OVERVIEW

Positioned in the heart of the Riel Industrial Park, 32 Rayborn Crescent offers an ideal opportunity for an owner-user or investor seeking a well-maintained, functional industrial asset in one of the most desirable business parks in St. Albert.

This freestanding industrial building features a practical combination of office and warehouse space, providing flexibility for a wide range of light industrial, service, and distribution uses. The property benefits from excellent exposure, easy access to major transportation routes including Anthony Henday Drive and St. Albert Trail, and proximity to numerous local amenities.



PROPERTY HIGHLIGHTS



Turnkey condition – clean, functional, and well maintained



Flexible layout suitable for a variety of industrial users



Strong market fundamentals in St. Albert with limited owner-user supply available



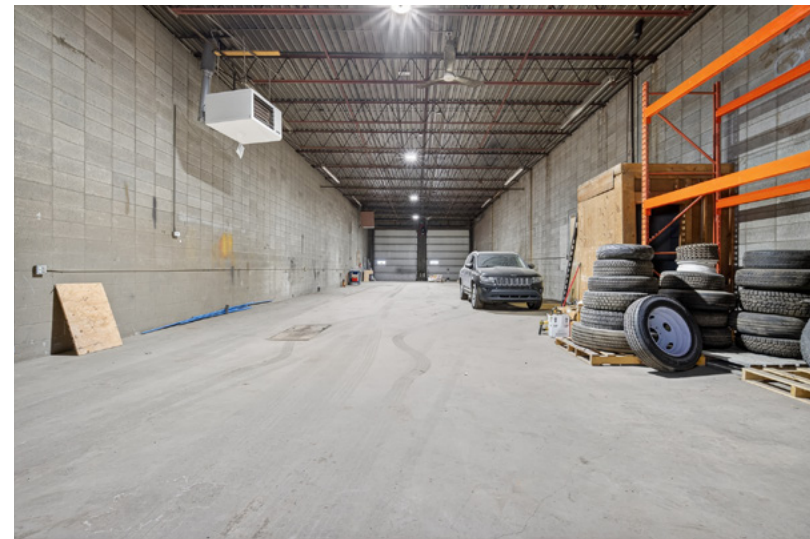
Excellent accessibility via major arterial routes connecting to Edmonton and surrounding areas



LOCATION OVERVIEW



PROPERTY PHOTOS





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