

For Sale
Small Office/Retail
with Warehouse Bay



OWNER/USER CONDO UNIT

#4, 205 Chatelain Drive

St. Albert, Alberta

Property Features

- Small condo unit located in the Campbell Business Park of St. Albert
- Versatile layout with office and retail in the front, clean warehouse, plus mezzanine for extra storage space
- Small yard area out back
- Grade loading
- Recent roof replacement, new security system, new low flush toilets
- Double row parking
- CIS zoning which allows for a variety of uses

Kari Martin

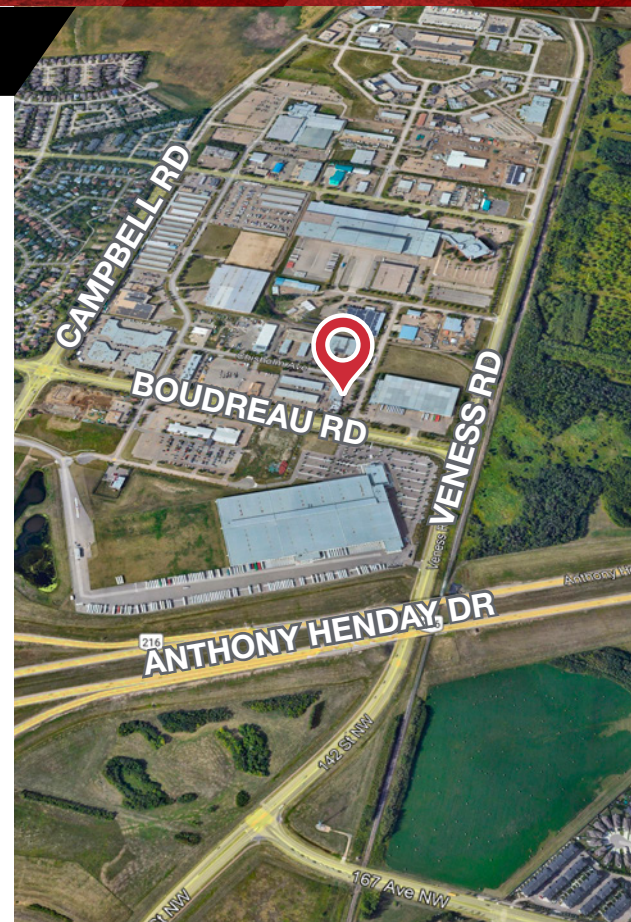
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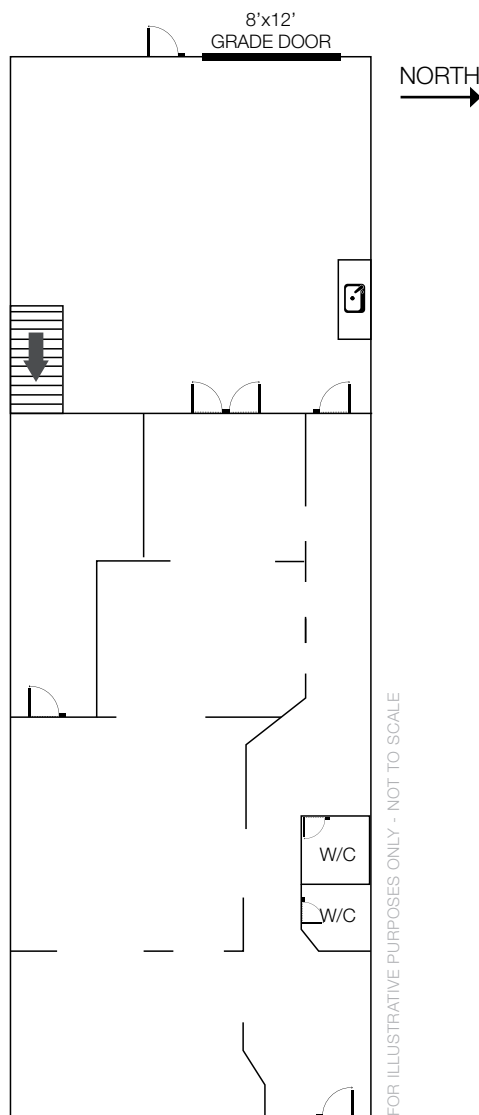
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#4, 205 Chatelain Drive, St. Albert AB

SIZE	1,847 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 0621435, Unit: 6
ZONING	CIS (Commercial and Industrial Service)
PROPERTY TAXES	\$5,874.57 (2022, City of St. Albert)
NEIGHBOURHOOD	Campbell Business Park
YEAR BUILT	1981 (est)
LOADING	8'x12' grade door
CEILING HEIGHT	14'7" under truss
POWER	100 amp, 3 phase (to be confirmed)
HEATING	Forced air (including air conditioning), radiant in warehouse
CONDO FEES	\$500/month (2022 estimate) includes condo fees, common water, outdoor maintenance and building insurance
PURCHASE PRICE	\$430,000
AVAILABLE	Immediately



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