

FOR LEASE

1,565 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#120 39 St Thomas Street, St Albert

TURNKEY MEDICAL OFFICE

Property Highlights

- Fully turnkey medical office suitable for health and personal services
- Geothermal heat to the building reducing environmental footprint and op costs
- Heavy power available in the unit suitable for medical equipment
- Former x-ray infrastructure was retained
- Located in St Albert's downtown core
- Farmer's market drives up to 25,000 in weekend traffic to the site



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Turnkey Medical Office

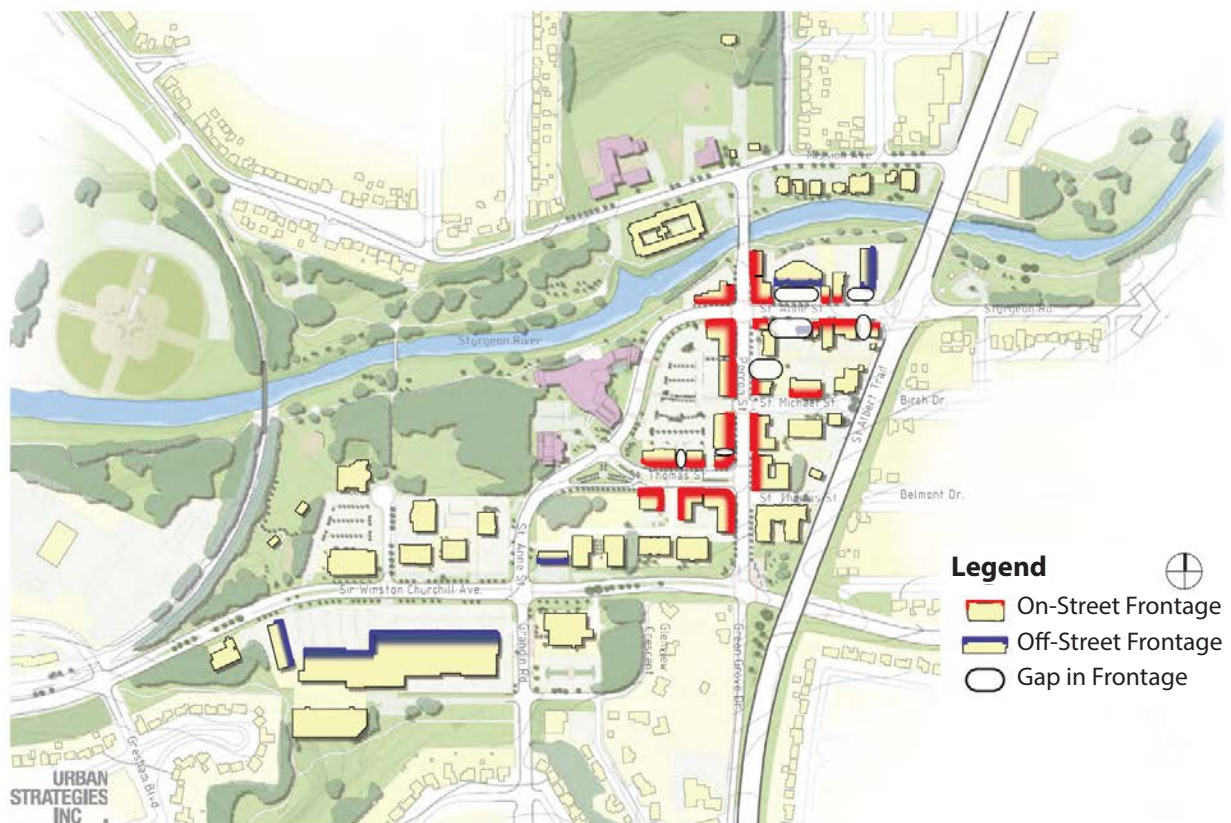
About St. Albert's Downtown

The area was recently updated as part of St. Albert's downtown area redevelopment plan. The plan aimed to make the neighborhood more walkable while retaining parking and driving retail traffic to the area. St. Albert has one of the wealthiest demographics of any city in Canada and has low crime rates relative to other municipalities in the capital region.

Demographics within 5KM

- **Population** 85,000
- **Average Household Income** \$142,909
- **Median Household Income** \$108,629
- **Median Age** 39

** St Albert's Farmers Market attracts crowds of 15,000 - 25,000 each Saturday from June to October



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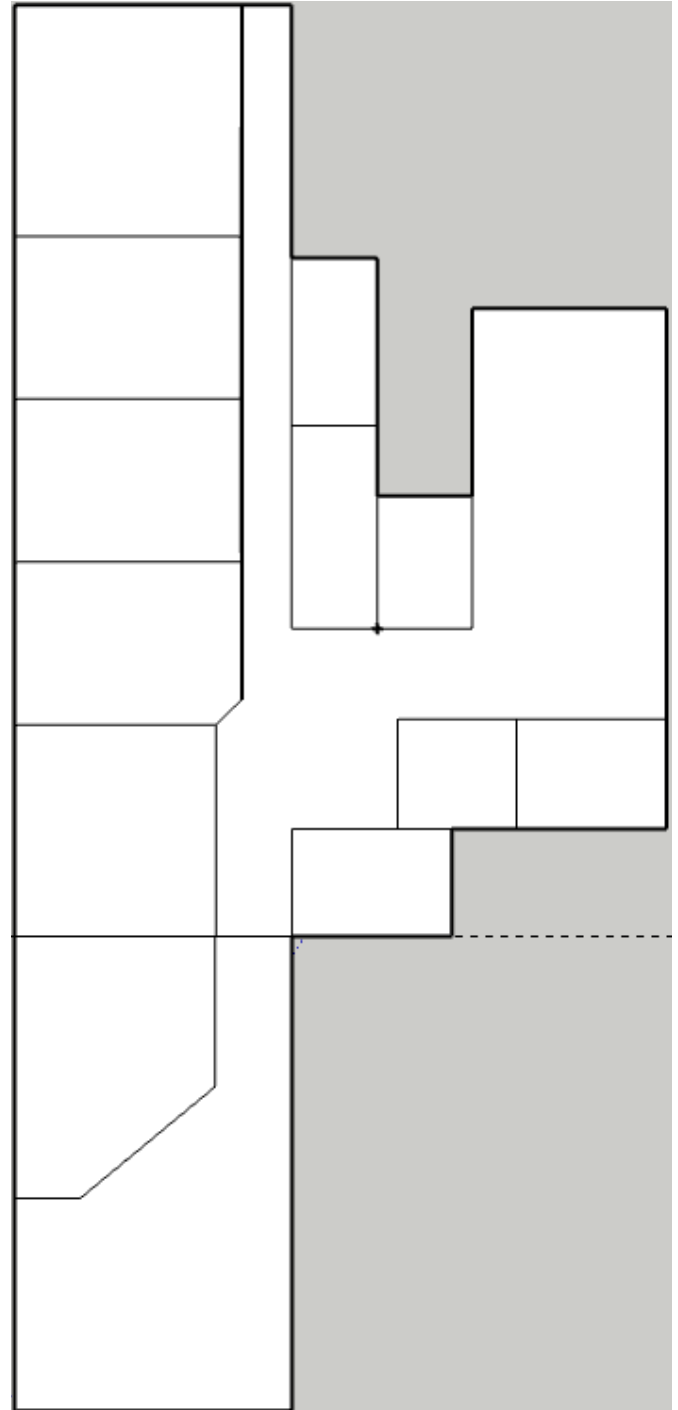
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St. Thomas Street



Parking Lot



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Property Information

Municipal Address: #120, 39 St. Thomas Street, St. Albert, AB

Building Size: 1,565 Sq. Ft. (+/-)

Zoning: DT - Suitable for most professional, medical, and retail uses.

Parking: Ample free on-site parking serving the downtown core

Possession: Immediate/negotiable

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Lease Rate: \$25/Sq. Ft

Op Costs: \$18/Sq.Ft including utilities

Contact

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