

# FOR LEASE

958 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**TENANT IMPROVEMENT  
PACKAGES AVAILABLE**

**#110 – 41 St. Thomas Street, St. Albert, AB**

## FORMER HAIR SALON

### Property Highlights

- Average household income in St. Albert is one of the highest in Alberta
- High traffic exposure
- Prime location in a highly walkable area with convenient access to many amenities
- Local farmer's market attracting crowds of 15,000 to 25,000 people each Saturday conveniently situated nearby
- Former hair salon with sinks in place



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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

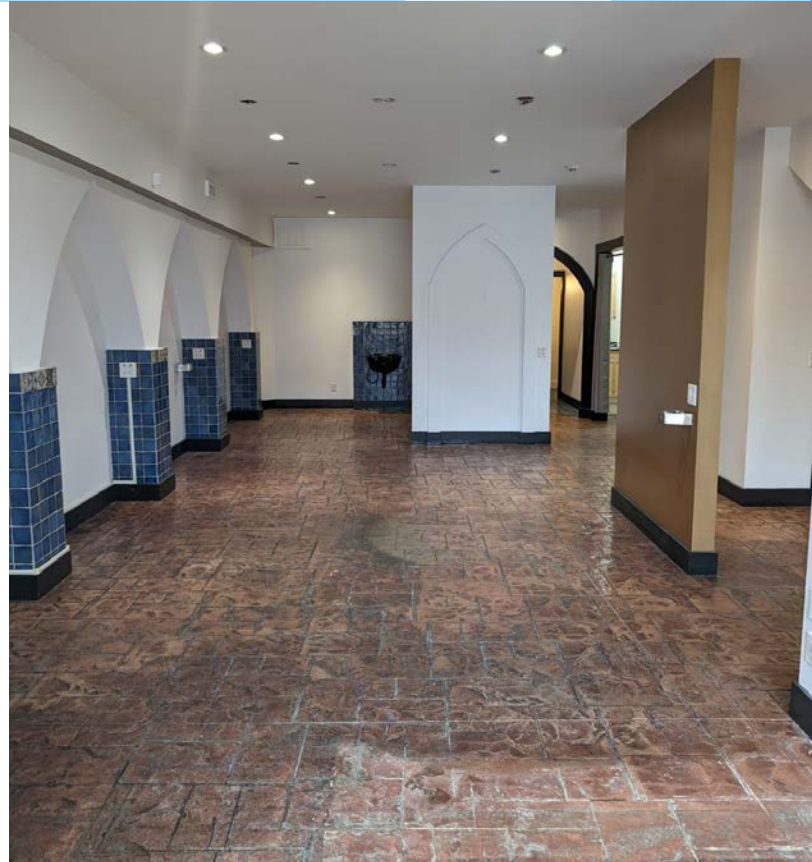


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Former Hair Salon

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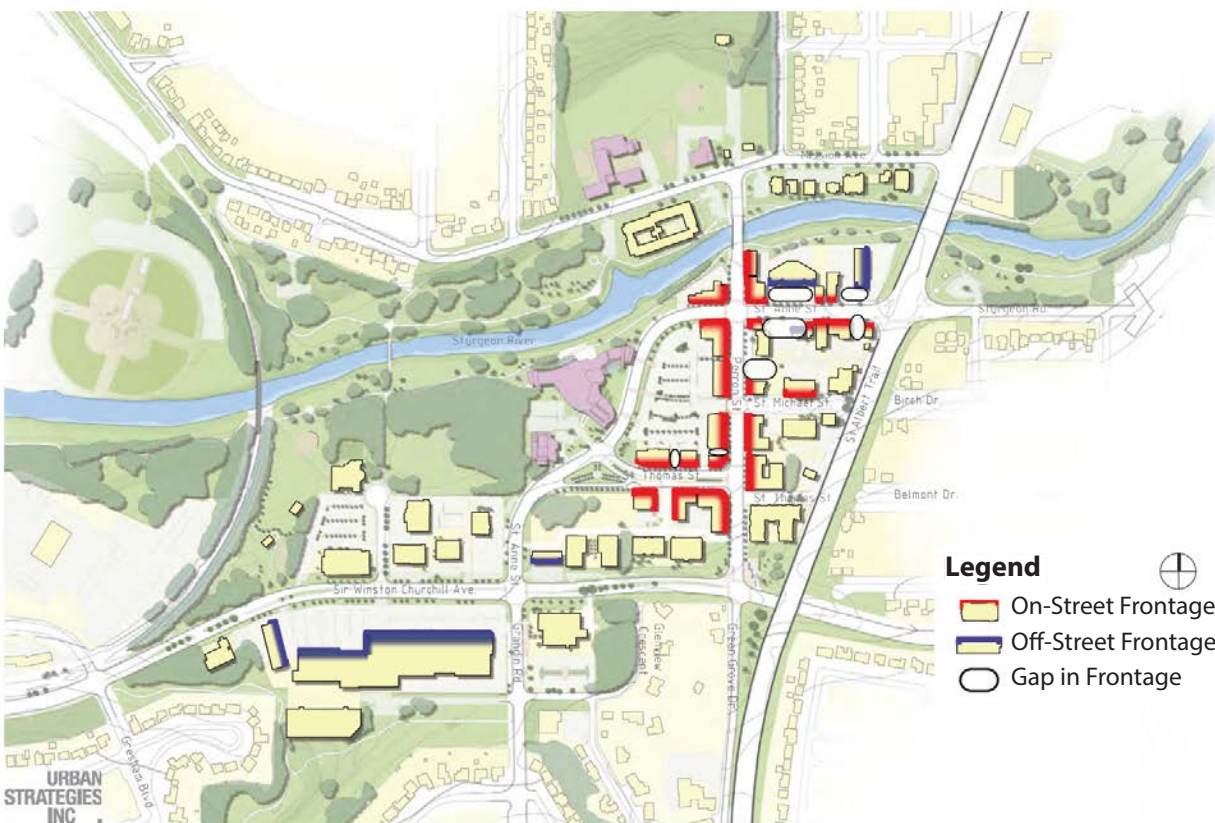
## About St. Albert's Downtown

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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## Property Information

**Municipal Address:** #110 - 41 St. Thomas Street, St. Albert, AB

**Size:** 958 Sq. Ft. (+/-)

**Zoning:** DT - Downtown District

**Parking:** Scramble and Street

**Possession:** Immediate/negotiable

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**Lease Rate:** \$34.50/Sq. Ft.

**Op Costs:** \$12.40/Sq. Ft.

## Contact

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## TENANT IMPROVEMENT PACKAGES AVAILABLE

