

FOR LEASE

SECOND FLOOR OFFICE SPACE

#201, 21 Perron Street, St. Albert, AB



HIGHLIGHTS

- 3,926 sq ft ± second floor walk-up office space in the heart of downtown St. Albert
- Reception, 7 offices, boardroom, large kitchen, lunchroom/meeting area, 2 common washrooms
- Optional 1,052 sq ft ± of additional space is available
- Large windows allow for abundant natural light

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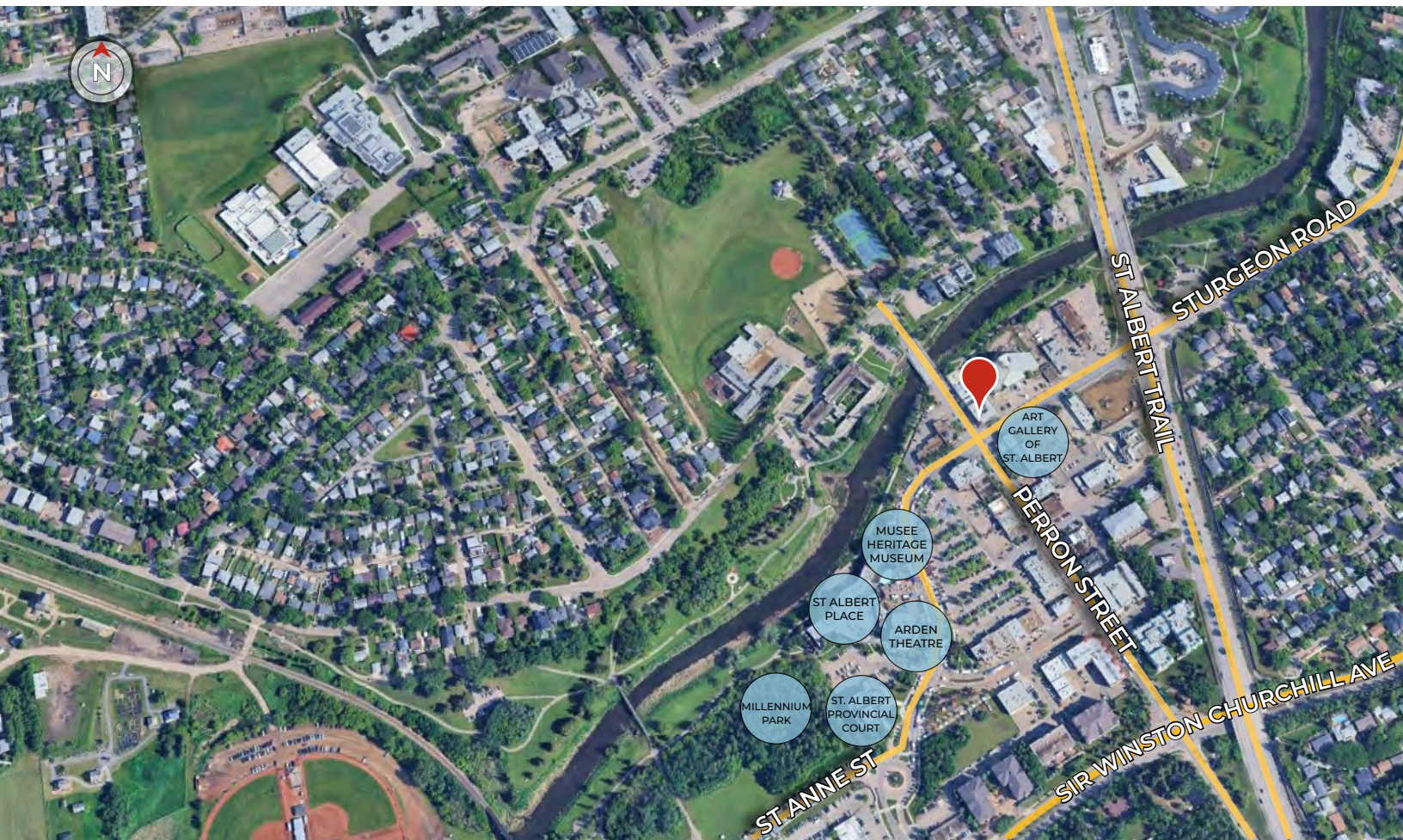


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Businesses in the area include:

- *Cranky's Bike Shop*
- *Jack's Burger Shack*
- *Kaup Law Office*
- *The Cajun House*
- *Turkish Coffee House*
- *BreadLove*
- *Sanremo Italian Bistro*
- *Rigani Greek Fusion Kitchen*
- *Le Reve Boutique ... and more!*

Property Details & Financials

MUNICIPAL ADDRESS	#201, 21 Perron Street, St. Albert, AB
LEGAL DESCRIPTION	Plan: 243KS; Block: 5; Lots: 57-59
YEAR BUILT	1979
ZONING	DTN (Downtown)
SIZE	3,926 sq ft ±
OPTION SPACE	1,052 sq ft ±
TOTAL	4,978 sq ft ±
POWER	200 Amp, 120/208 Volt
PARKING	Negotiable
LEASE RATE	Market
OP COSTS	\$10.26/sq ft (2026)
POSSESSION	Immediate



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Demographics (within 5km)



Population

81,959



Number of Households

30,376



Median Age

40



Average Household Income

\$146,397



Annual Growth

1.8%



2028 Population Projection

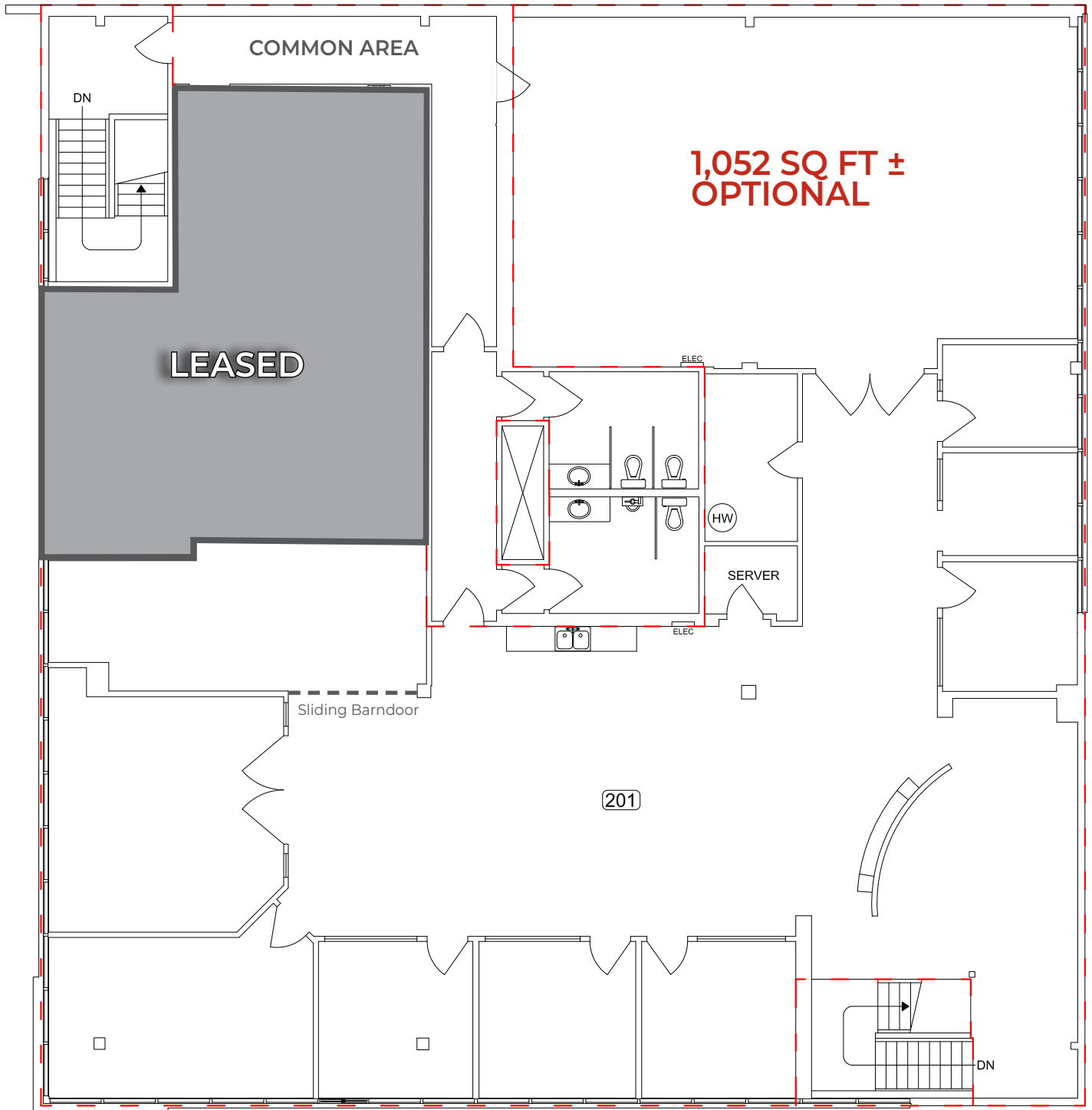
89,221



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Explore the pedestrian-friendly blocks of the Perron District in the heart of downtown St. Albert, known for its unique locally owned boutiques, exceptional dining experiences, and local attractions. Businesses in the building include Kaizen Japanese Restaurant, Hair F/X, Kokoro Nails, Therasport Wellness, and more!



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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