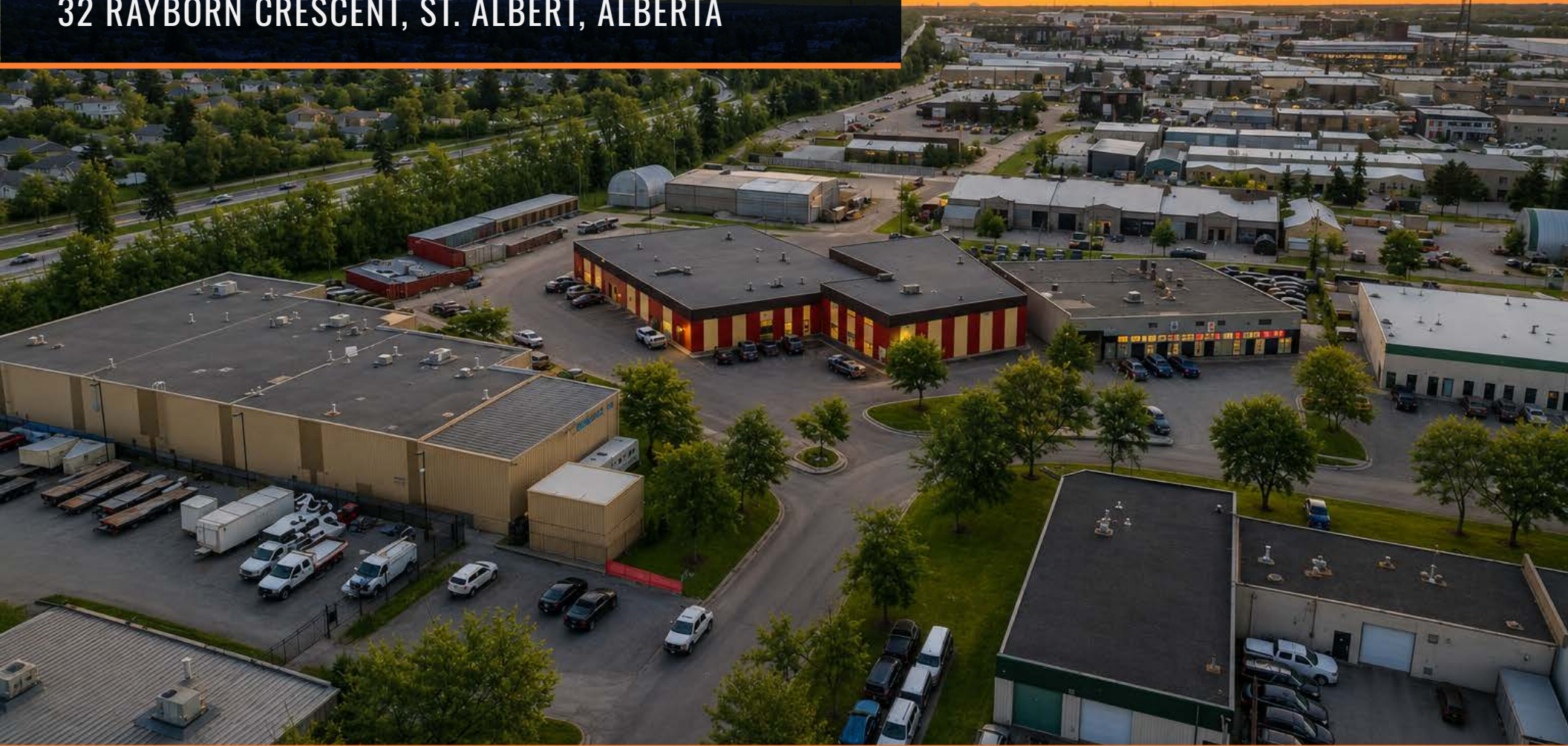


# FOR SALE & FOR LEASE

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

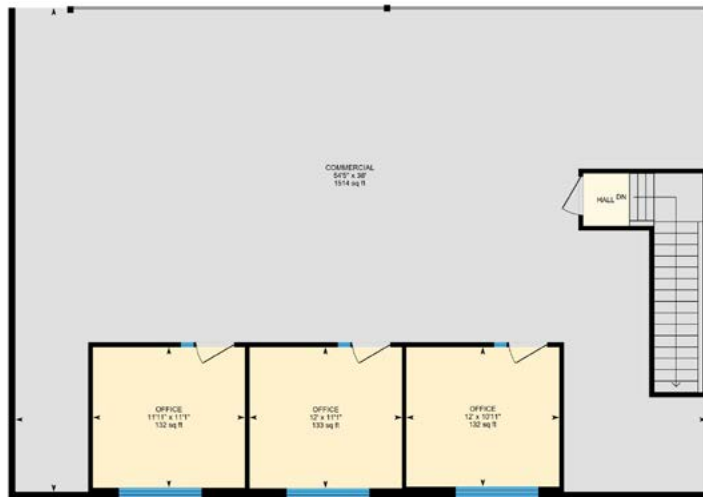


# FLOOR PLANS

## MAIN FLOOR 22,747 SF

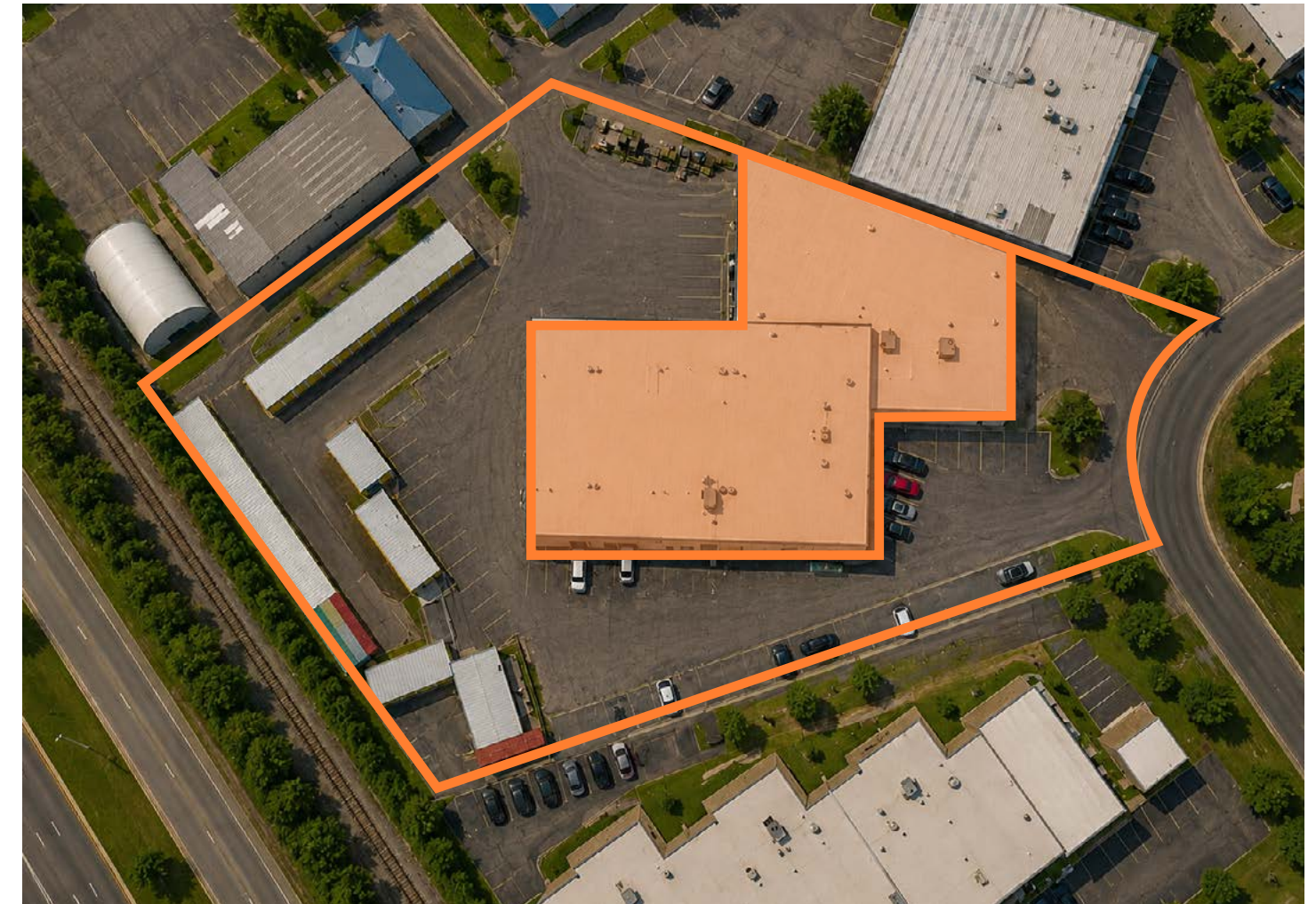


## 2<sup>ND</sup> FLOOR 2,044 SF

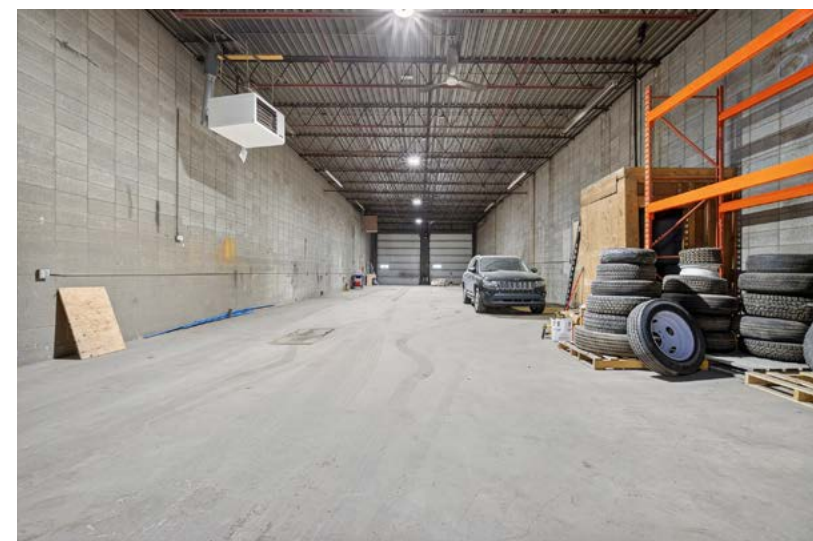
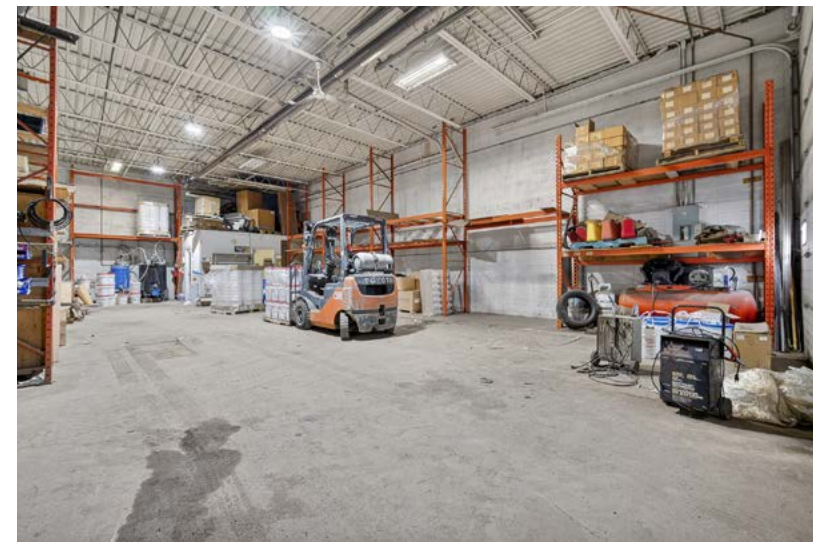
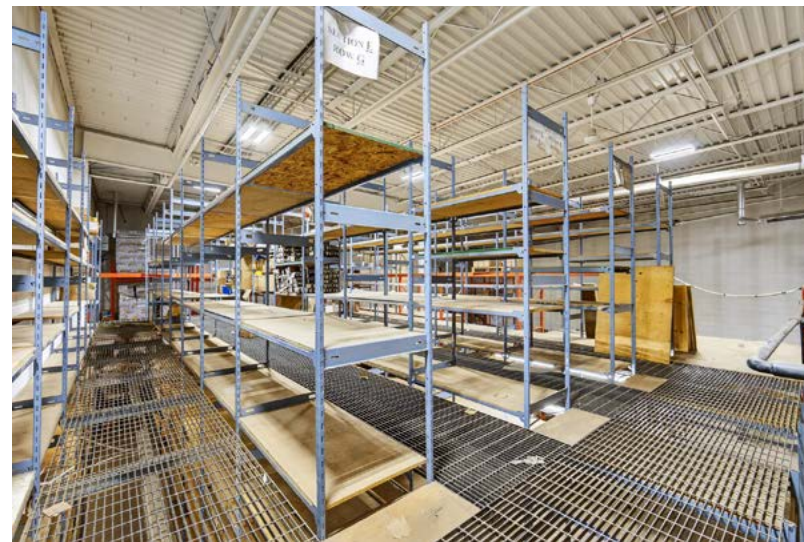


# SALIENT DETAILS

<b>Address:</b>	32 Rayborn Crescent, St. Albert, AB T8N 4B1	
<b>Building Size</b> (Multiple Demising Options):	Main Floor:	22,747 SF
	Office (Second Floor):	2,044 SF
	<b>Total:</b>	<b>± 24,791 SF</b>
<b>Site Size:</b>	2.03 Acres	
<b>Zoning:</b>	Industrial and Commercial Services (ICS)	
<b>Loading:</b>	13 Grade Loading Docks	
<b>Parking:</b>	Ample on-site surface parking	
<b>Possession:</b>	Immediate	
<b>Excess storage:</b>	Two additional cold storage buildings	
<b>Asking Price:</b>	\$4,500,000	
<b>Asking Rate:</b>	\$13.00/PSF	
<b>Operating Expenses:</b>	TBD	



# PROPERTY PHOTOS





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