

FOR LEASE

ST. ALBERT PROFESSIONAL BUILDING

NAI Commercial



#321, 7 ST ANNE STREET | ST. ALBERT, AB | DEVELOPED MEDICAL SPACE

PROPERTY HIGHLIGHTS

- Opportunity to lease fully developed medical space overlooking Sturgeon River
- Former optometry space ready for upgraded paint, lighting and modern improvements throughout
- Demised with open reception waiting area and 5 examination rooms
- Mix of covered and surface parking with pylon signage available
- Elevator and common area washrooms
- Attractive location with easy access off St. Albert Trail and adjacent to downtown core



51,692
DAYTIME POPULATION



1.3%
ANNUAL GROWTH
2023-2028



16,062
EMPLOYEES



\$1.83B
CONSUMER SPENDING



4,468
ST ANNE STREET



\$144,328
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

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ADDITIONAL INFORMATION

AREA AVAILABLE	1,834 sq.ft.
LEGAL DESCRIPTION	Plan 7822207, Block 5, Lot 61
ZONING	DT
YEAR BUILT	1977
PARKING	102 stalls (20 Covered) 2.2 stalls per 1,000 Sq.Ft.
LEASE TERM	3-10 years
NET LEASE RATE	Starting at \$15.00 per sq.ft.
OPERATING COSTS (2025 estimate)	\$17.00/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees. Utilities included (gas, water and power).

