

FOR LEASE

ST. A SQUARE - RETAIL/OFFICE

NAI Commercial

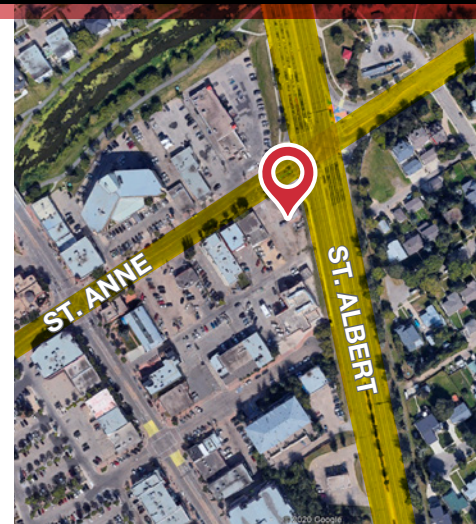


CANADA'S **FIRST** ZERO EMISSION Housing Project

32 ST. ANNE STREET | ST. ALBERT, AB | FROM 1,616 SF UP TO 13,541 SF

PROPERTY DESCRIPTION

- Main floor retail/office units from 1,616 to 13,535 sq.ft.±
- Steel and concrete construction with geothermal heating and cooling and complete solar panel energy system
- Located on the high traffic St. Albert Trail and St. Anne Street in the community of Braeside, one of the first neighbourhoods established in St. Albert, known for plentiful green spaces and proximity to downtown
- Accommodates a variety of users such as retail, restaurant, childcare services, medical and professional uses and many more



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NAI COMMERCIAL REAL ESTATE INC.
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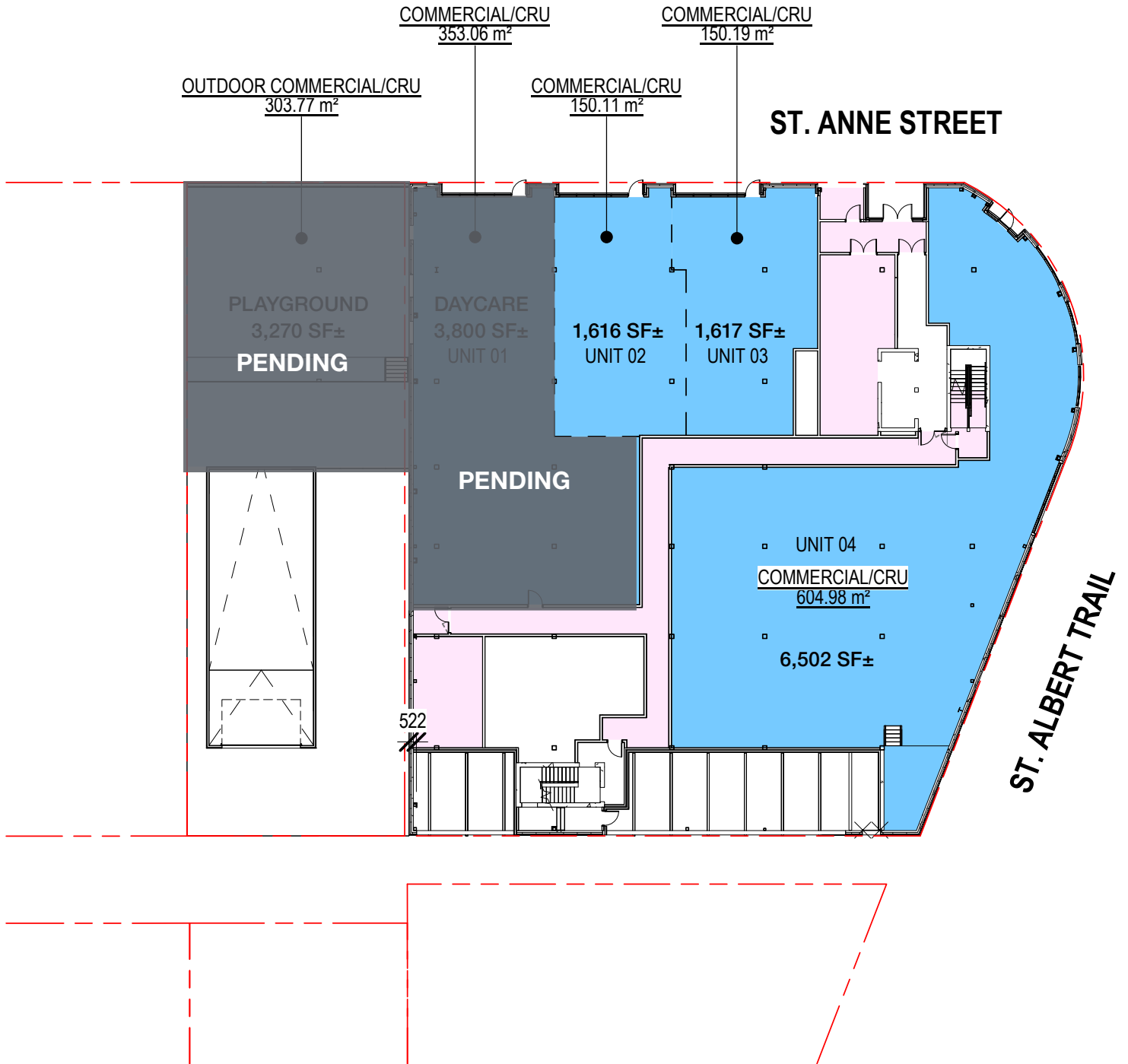


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ADDITIONAL INFORMATION

SPACE AVAILABLE	1,616 sq.ft.± up to 13,535 sq.ft.±
AVAILABLE	Estimated completion Fall 2024
LEGAL DESCRIPTION	Plan G, Block 5, Lots 42-44
ZONING	DT - Downtown District
PARKING	Underground parking: 189 total Commercial: 25 stalls, Visitors (whole complex): 24 stalls
YEAR BUILT	2023
NET RENTAL RATE	Starting at \$39.00/sq.ft./annum
OPERATING COSTS	\$8.00/sq.ft./annum (2023 estimate) includes property taxes, building insurance, common area maintenance, management fees, water and heat
TI ALLOWANCE	Negotiable





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