

PRICE REDUCED

NOW \$1.75M

NAI Commercial

COURT ORDERED SALE

39 ST. THOMAS STREET, ST. ALBERT, AB
(BUILDING AND LAND ONLY - BUSINESS OPERATIONS EXCLUDED)



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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

OPPORTUNITY

The Building on is a unique multi-tenant property (Building and Land Only - Business Operations Excluded) prominently located on St. Thomas Street in St. Albert. The centre has a complimentary mix of retail and professional offices spaces.

The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user.

PROPERTY HIGHLIGHTS

-  Rare opportunity for investors and/or professional & retail users to occupy and secure a high profile asset
-  Marquee site offering high foot traffic and exposure to St. Thomas Street
-  Ideally situated downtown St. Albert
-  Close to numerous restaurants, cafes and amenities
-  Paved rear parking lot
-  Ongoing intensification with nearby residential condominiums and mixed-income developments

SITUATED IN THE HEART OF THE DOWNTOWN CORE, STEPS FROM THE MAIN BUSINESS AREA AND FARMER'S MARKET

ELEVATOR SERVICED PROPERTY



ADDITIONAL INFORMATION

BUILDING SIZE	Main Floor: 3,210 sq.ft.± <u>2nd Floor: 3,210 sq.ft.±</u> Total Building Size: 6,420 sq.ft.±
LOT SIZE CONFIGURATION	• Rectangular shaped interior lot. • Area: 5,216 SF / 485 SM. • ±47' of frontage along St. Thomas Street to southeast. • ±110' of depth
LEGAL DESCRIPTION	Lot 81, Block 4, Plan 0022499
ZONING	DTN - Downtown District
YEAR BUILT	2000
HVAC	Equipped with geothermal heating, offering energy efficiency and long-term operating cost benefits
SITE COVERAGE	62%
SALE PRICE	\$1,850,000 \$1,750,000
PROPERTY TAXES	\$26,963.44 (2025)

**4,468 VPD**

ST THOMAS E AND ST ANNE ST

**82,648**

DAYTIME POPULATION

**1.8%**

ANNUAL GROWTH 2023 - 2028

**25,967**

EMPLOYEES

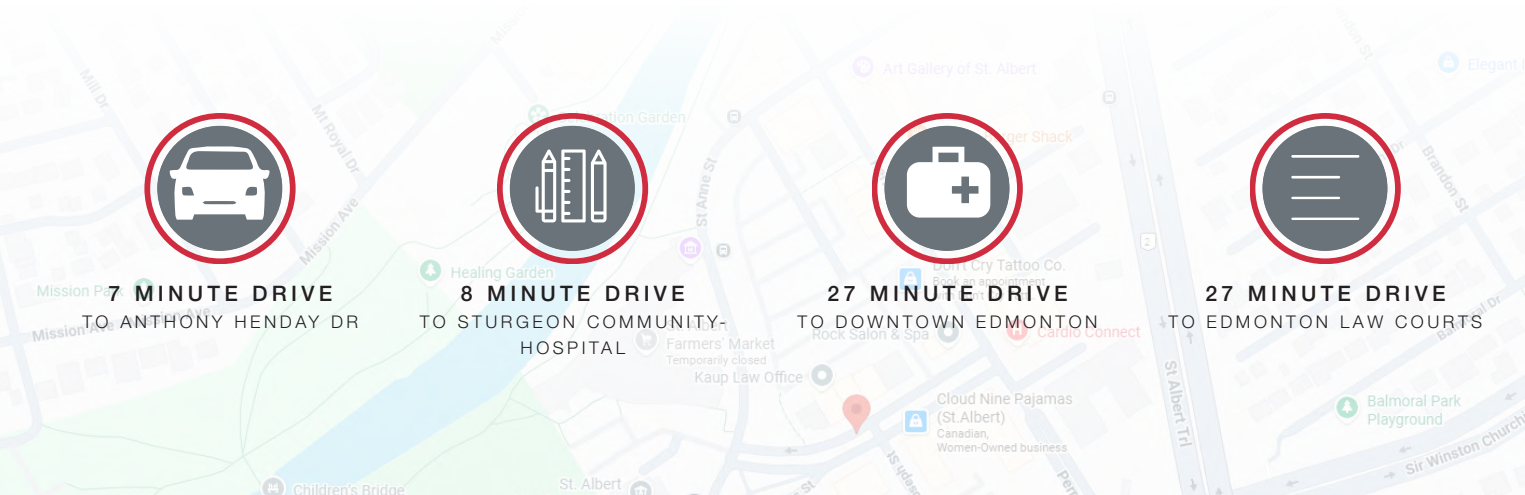
**1,978**

BUSINESSES

**\$2.87B**

TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS







ST. ALBERT FARMERS' MARKET

THE ARDEN THEATRE

ST ANNE STREET

ST THOMAS STREET

ST ALBERT TRAIL

PERRON STREET

JACK'S BURGER SHACK

CANADA POST

CARDIO CONNECT

THE SALON & SPA

MACARONS & GOODIES

CLOUD NINE

HEARING LIFE



CLINIC

1,520 sq.ft.± demised into a reception area, 5 treatment rooms (one with sink), 2 office nooks, small kitchenette, a 2-pc washroom, and 3 storage rooms

UNIT 120



2ND FLOOR OFFICE

3,210 sq.ft.± Demised into reception, 2 partner offices, 3 smaller offices, 2 open bull pens, 2x washrooms, copier room, board room, small kitchenette.

UNIT 200



VACANT SPACE

1,030 sq.ft.± retail space

- ▶ 515 sq.ft.± (St. Thomas Street facing)
- ▶ 515 sq.ft.± (rear facing)

UNIT 110



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