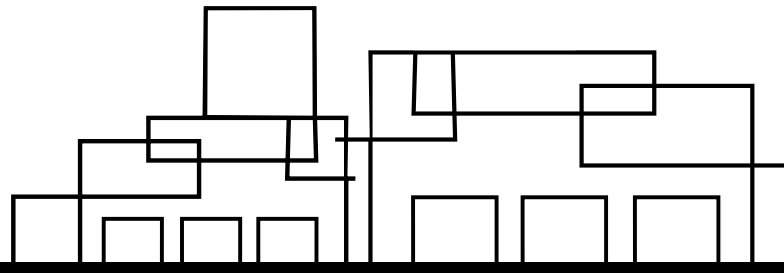


ROWLAND CRESCENT

#100, 18 ROWLAND CRESCENT | ST. ALBERT, ALBERTA



- Move-in ready industrial end bay offering $\pm 1,073$ square feet of warehouse and mezzanine. Includes two tandem parking stalls beside the bay, plus ample street parking.
- Warehouse features LED high-bay lighting, radiant tube heater, 12' x 12' overhead grade loading door, warehouse drains, 200 amp / 3-phase power.
- Rowland Crescent is professionally managed and has undergone multiple recent upgrades, including new exterior signage, refreshed exterior paint, upgraded LED exterior lighting, 24/7 security cameras, and new landscaping and sidewalks.
- Excellent location minutes from Anthony Henday Drive, downtown St. Albert, 2 minutes from the Enjoy Centre and steps from the ± 40 acre Riel Recreation Park.

Brandi Guerrero, Manager
Brokerage Operations
780 757 1010
brandi@hcrgroup.ca

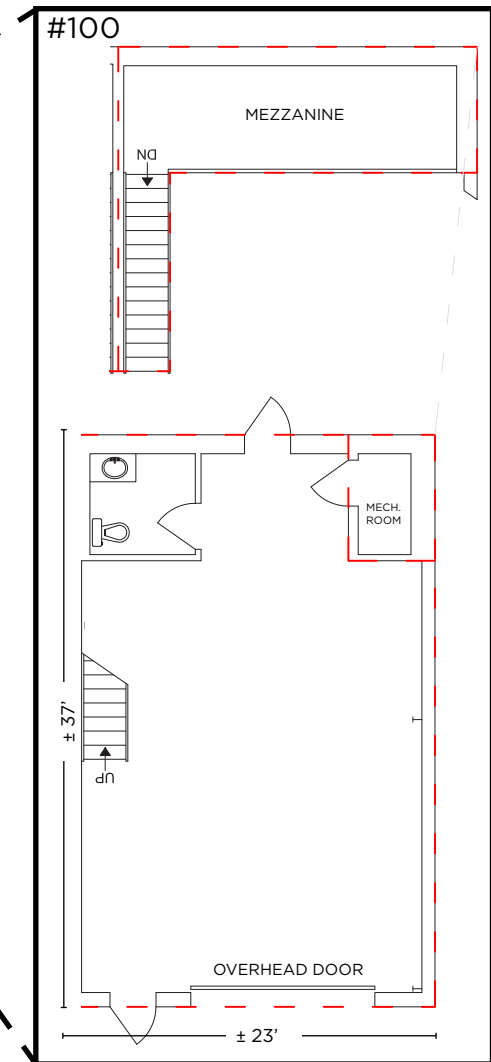
Scott Hughes, Broker/Owner
Investment Sales & Leasing
780 915 7895
scott@hcrgroup.ca

HCR | HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

Floor Plan

IDEAL TENANTS: Light Industrial or Business Uses



UNIT SIZE

835 Square Feet - Main

238 Square Feet - Mezzanine

1,073 Square Feet Total

ZONING

ICS - Industrial & Commercial Service ⓘ

POWER

200 amp, 3 phase (TBC by tenant's electrician)

LOADING

(1) 12' x 12' powered overhead grade door

PARKING

(2) tandem stalls included with ample street parking

DRAINAGE

One two-stage sump

YARD

Heavy-duty fully paved asphalt, secured, fenced, gated and landscaped

GROSS LEASE RATE

\$2,200 per Month + GST

Includes snow removal, trash/recycling bins, water/sewer and property management. Tenants are responsible for electricity and gas.

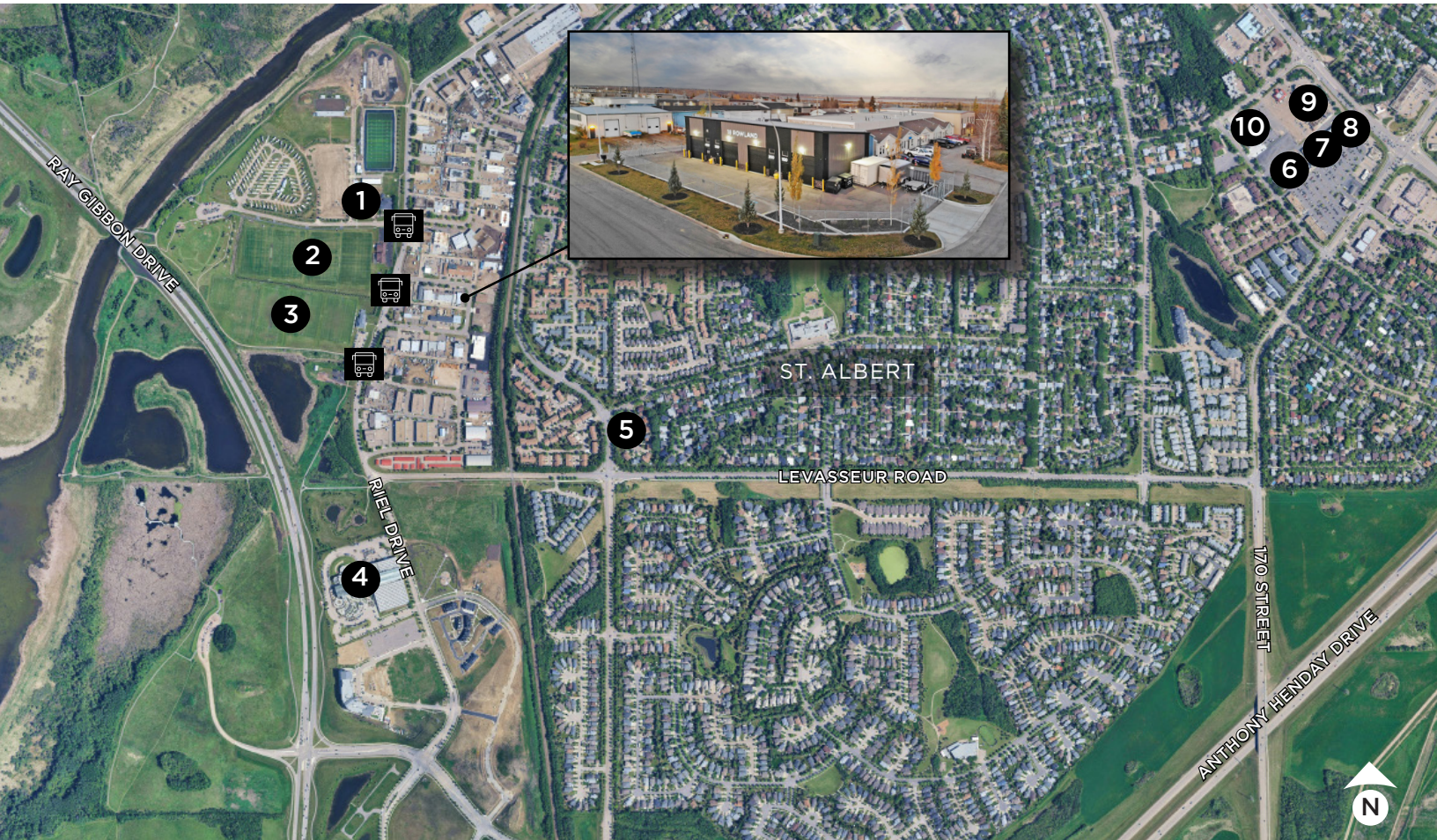
POSSESSION

October 1, 2026

TERM

3 to 5 Years





DEMOGRAPHICS



74,730

St. Albert population (2025)



42.4

Average age of population (2025)



\$140,629

Average household income (2025)



41,000+

Eligible workers in St. Albert (2025)



DRIVE TIMES

Anthony Henday

5 Minutes

Yellowhead Trail

8 Minutes

DT Edmonton

20 Minutes

International Airport

30 Minutes

NEARBY AMENITIES

1. Kinsmen Club
2. St. Albert Rugby Club
3. St. Albert Soccer Club
4. The Enjoy Centre
5. Esso Gas Station

6. Dollarama
7. Save-On-Foods
8. Starbucks
9. St. Albert Inn & Suites
10. St. Albert Fire Station

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PROFESSIONALLY MANAGED BY



HUGHES EQUITY
INVESTMENT GROUP INC.

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.