

NEW OWNERSHIP

Developed Office and Medical Space

RETAIL & PROFESSIONAL BUILDING IN PRIME LOCATION

7 & 9 ST. ANNE STREET, ST ALBERT

FOR LEASE



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NAI Commercial

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Property Highlights:

-  Opportunity to lease developed office/retail/medical space with a variety of demising options available to suit tenant needs
-  New ownership plans to upgrade and improve existing common areas
-  Second and Third floor office/medical vacancies from **608-3,641 sq.ft.** with views overlooking the Sturgeon River
-  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
-  Motivated landlord willing to demise space to suit qualified tenant requirements



 **82,300**
POPULATION

 **24,478**
EMPLOYEES

 **1920**
BUSINESSES

 **\$2.8B**
TOTAL
CONSUMER
SPENDING

 **\$146,396**
AVERAGE
HOUSEHOLD
INCOME

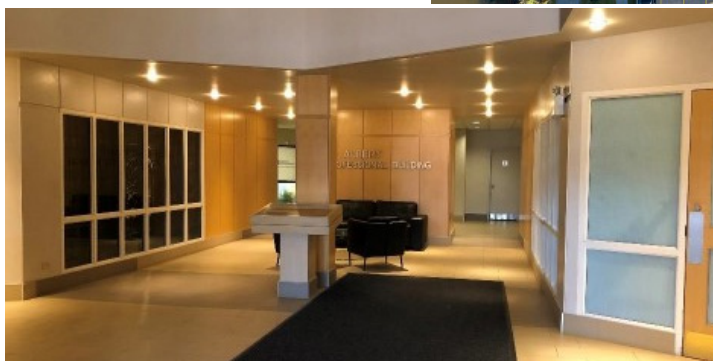
 **10,010 VPD**
ST ANNE &
PERRON S

2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

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Additional Information

ADDRESS	7 St. Anne Street
LEGAL DESCRIPTION	Plan 7822207, Block 5, Lot 61
ZONING	DT – Downtown District
YEAR BUILT	1977
SITE SIZE	1.35 acres±
PARKING	102 stalls (20 Covered) - 2.2 stalls per 1000 Sq.Ft.
NET RENTAL RATE	\$15.00-\$17.00/sq.ft./annum
OPERATING COSTS	\$18.00/sq.ft./annum (2026 Estimate) includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Management, Power, Water, and Gas



7 St. Anne Street
MAIN FLOOR

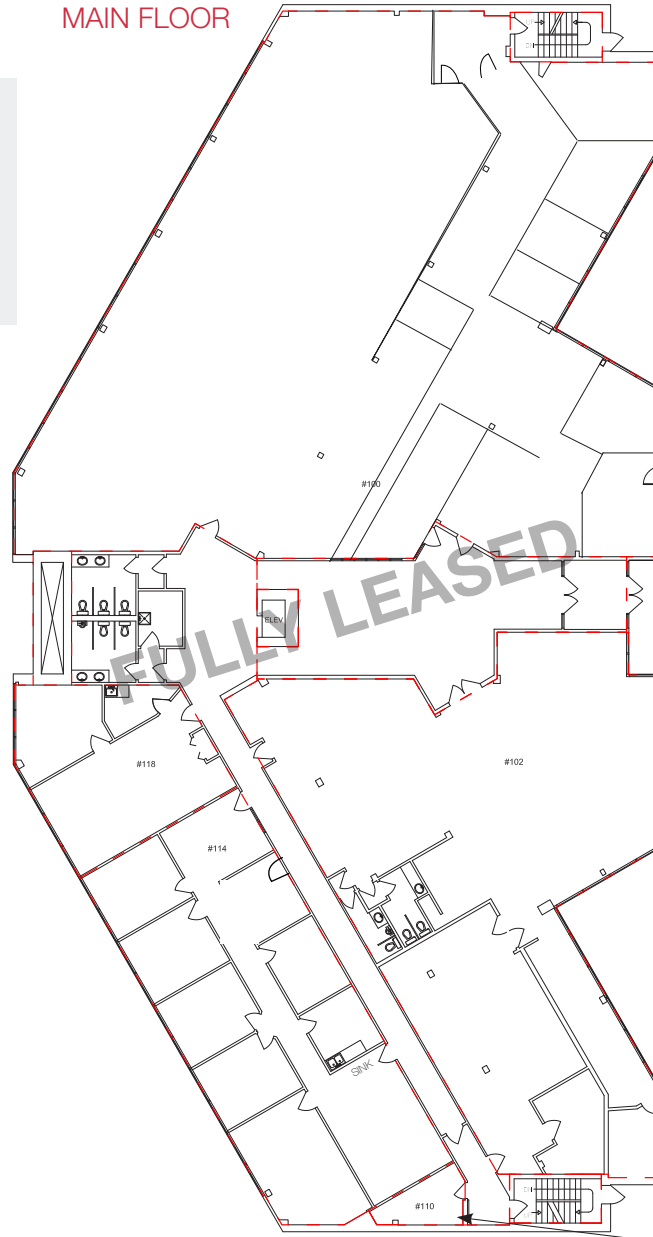
AREAS AVAILABLE

Second Floor

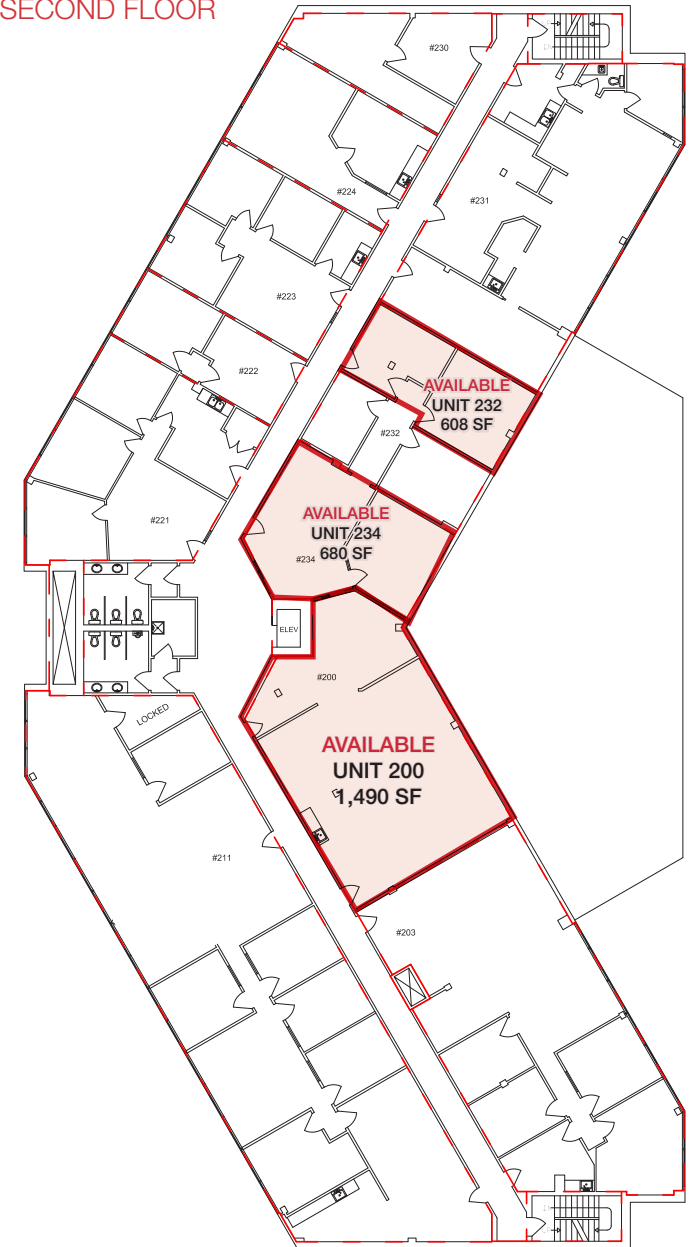
Unit 200 - 1,490 sq.ft.±

Unit 232 - 608 sq.ft.±

Unit 234 - 680 sq.ft.±

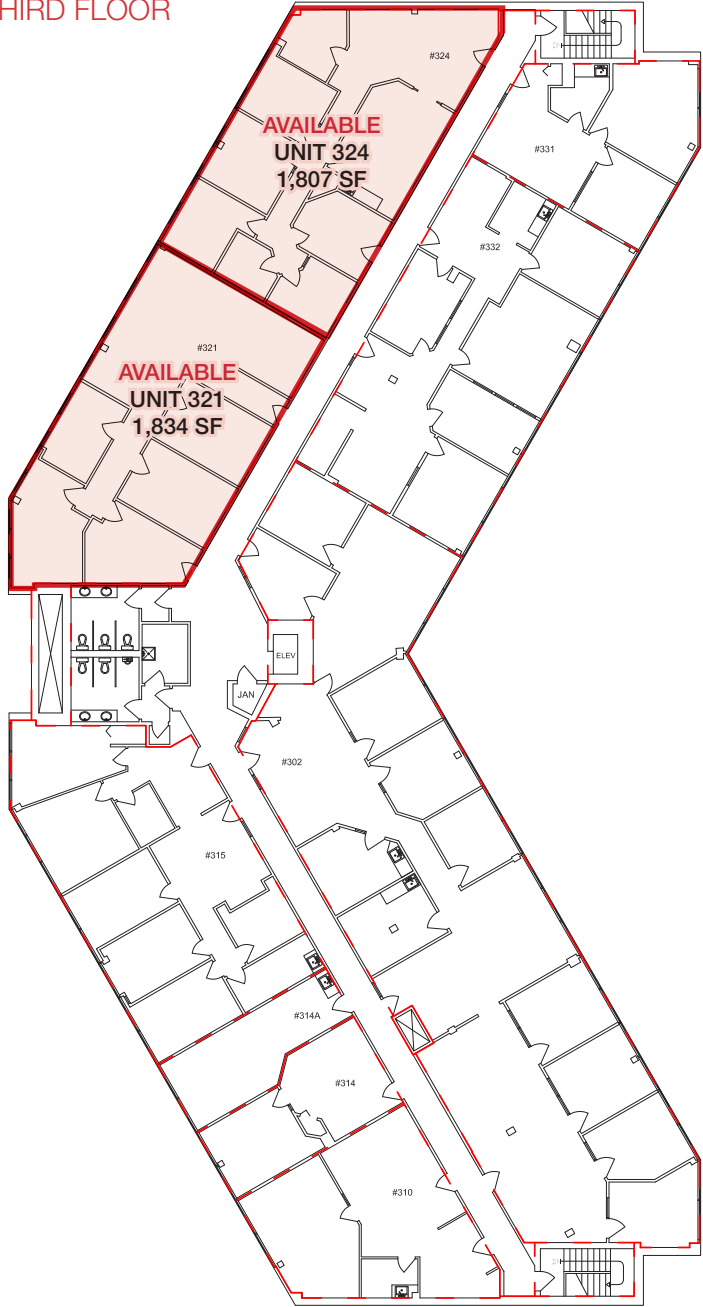


SECOND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

THIRD FLOOR



AREAS AVAILABLE

Third Floor

Unit 321 - 1,834 sq.ft.±

Unit 324 - 1,807 sq.ft.± **Available June 1, 2026*

Unit 321/324 can be contiguous for 3,641 sq.ft.±

CURRENT TENANTS

LA Forza Yoga and Pilates

Cajun House

Richards Insurance Adjusters Ltd.

Sylvan Learning

Refined Massage Therapy

Bliss Hair by Design

Rose Building Maintenance

Wheatley Sadownik Law Firm

Angela Morley Professional Corporation

Living Well by Design Inc.

Inviva McKesson Pharma Care

Krista Osborne Counselling Services

Nature's Path Counselling

St. Albert Acupuncture and Wellness

Sushi Park

Dynamite Convenience

Dr. Lon Reimer Family Dentist

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