

FOR SALE

5,937 Sq. Ft (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15 Perron Street, St. Albert, AB

PORTFOLIO CHARACTER BUILDING

Property Highlights

- St. Albert ranks one of the best cities
- **Highest per capita income**
- Core asset
- Strong tenants
- **Buildings have been built to address the developing retail market**
- Potential unit vacancy to accommodate owner/user

Contact

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Richard Lizotte

President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger

Associate
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com



780.488.0888



www.lizotterealestate.com




#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



FOR SALE

15 Perron Street, St. Albert, AB

DEMOGRAPHICS

15 Perron Street, St. Albert, AB					
Building Type: Class B Retail/Office	Total Available: 0 SF				
Class: B	% Leased: 100%				
RBA: 5,937 SF	Rent/SF/Yr: -				
Typical Floor: 5,287 SF					
Radius	2 km	3 km	5 km		
Population					
2018	24,790	50,416	82,854		
2023	26,403	53,787	90,408		
2028	27,826	56,756	97,309		
Growth 2018 - 2023	6.51%	6.69%	9.12%		
Growth 2018 - 2028	12.25%	12.58%	17.45%		
2018 Population by Occupation					
	13,483	28,486	47,633		
Art, Culture, Recreation, Sport	442 3.28%	910 3.19%	1,334 2.80%		
Business, Finance, Administrative	2,210 16.39%	4,815 16.90%	8,074 16.95%		
Health	874 6.48%	1,971 6.92%	3,546 7.44%		
Management	1,627 12.07%	3,790 13.30%	6,521 13.69%		
Natural & Applied Sciences	825 6.12%	1,985 6.97%	3,326 6.98%		
Primary Industry	183 1.36%	428 1.50%	700 1.47%		
Processing, Manufacturing, Utilities	254 1.88%	488 1.71%	930 1.95%		
Sales & Service	2,927 21.71%	5,823 20.44%	9,474 19.89%		
Social Sci, Educ, Govmt, Religion	1,628 12.07%	3,604 12.65%	6,189 12.99%		
Trades, Transport, Equip Oper	2,513 18.64%	4,672 16.40%	7,539 15.83%		
Households					
2018	9,741	18,975	30,249		
2023	10,603	20,680	33,661		
2028	11,386	22,236	36,876		
Growth 2018 - 2023	8.85%	8.99%	11.28%		
Growth 2018 - 2028	1.69%	1.72%	2.19%		
2018 Households by HH Income					
	9,741	18,975	30,249		
Income: <\$40,000	1,416 14.54%	2,116 11.15%	3,068 10.14%		
Income: \$40,000 - \$60,000	1,298 13.33%	2,077 10.95%	3,006 9.94%		
\$60,000 - \$80,000	1,180 12.11%	1,978 10.42%	2,943 9.73%		
\$80,000 - \$100,000	1,373 14.10%	2,518 13.27%	3,913 12.94%		
\$100,000 - \$150,000	2,324 23.86%	4,768 25.13%	7,885 26.07%		
\$150,000 - \$200,000	1,458 14.97%	3,381 17.82%	5,860 19.37%		
\$200,000+	692 7.10%	2,138 11.27%	3,575 11.82%		
2018 Average Household Income	\$119,223	\$145,527	\$149,987		
2018 Median Household Income	\$94,897	\$108,584	\$114,735		
2018 Per Capita Income	\$46,847	\$54,772	\$54,759		

FOR SALE

15 Perron Street, St. Albert, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 15 Perron Street, St. Albert, AB

Legal Description: Plan G; Block 5; Lots 31,32,33

Site Size: 5,937 (+/-)

Zoning: Site Specific Development Control
Provision (DC2 (28))

Parking: Ample surface parking

Possession: Immediate / Negotiable

\$\$\$

Purchase Price: \$3,300,000

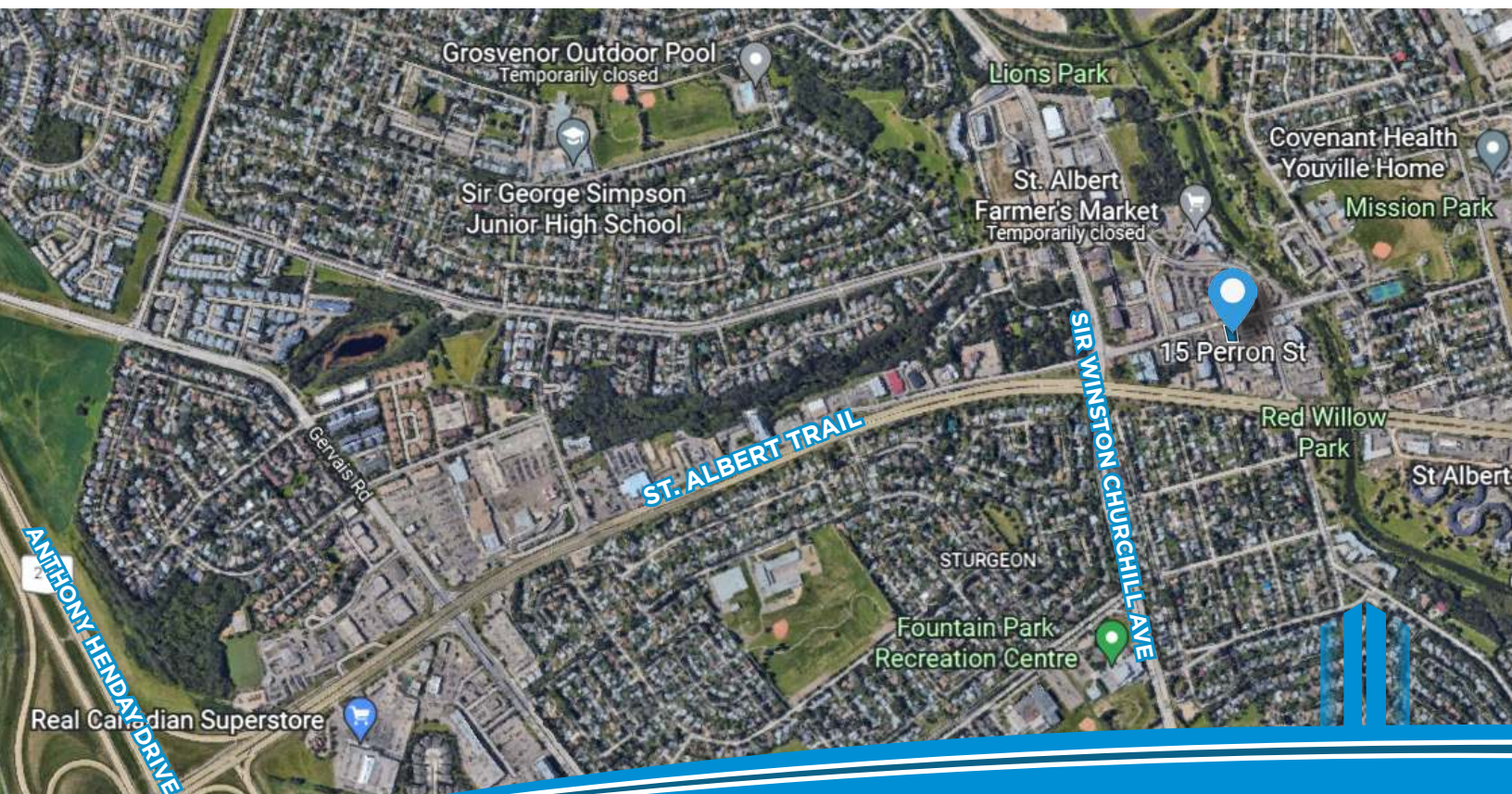
Contact

Richard Lizotte
President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger
Associate
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.