

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



780.488.0888



www.lizotterealestate.com



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



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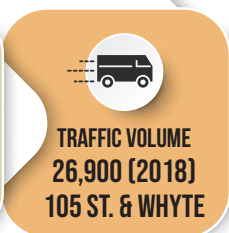
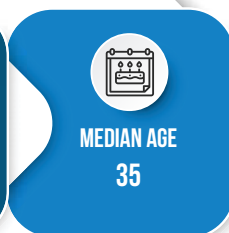
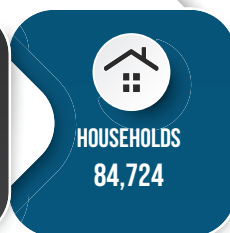
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Demographics within 3KM



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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				
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				
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	

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

Parking: Ample surface parking

Possession: Immediate / Negotiable

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Purchase Price: \$3,300,000.00

Contact

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