

# FOR LEASE

1,380 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**Unit 140, 12 Inglewood Drive, St. Albert, AB**

## RETAIL OPPORTUNITY ST. ALBERT

### Property Highlights

- 10 minutes drive to the Anthony Henday, and 26 minutes to the Edmonton downtown
- Ideal uses include a liquor store, commercial schools, general retail, beauty salon
- Fixtured former animal care clinic
- Grade loading with rear overhead door
- Approximately 40 parking stalls on site



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



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.

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St. Albert Retail Opportunity

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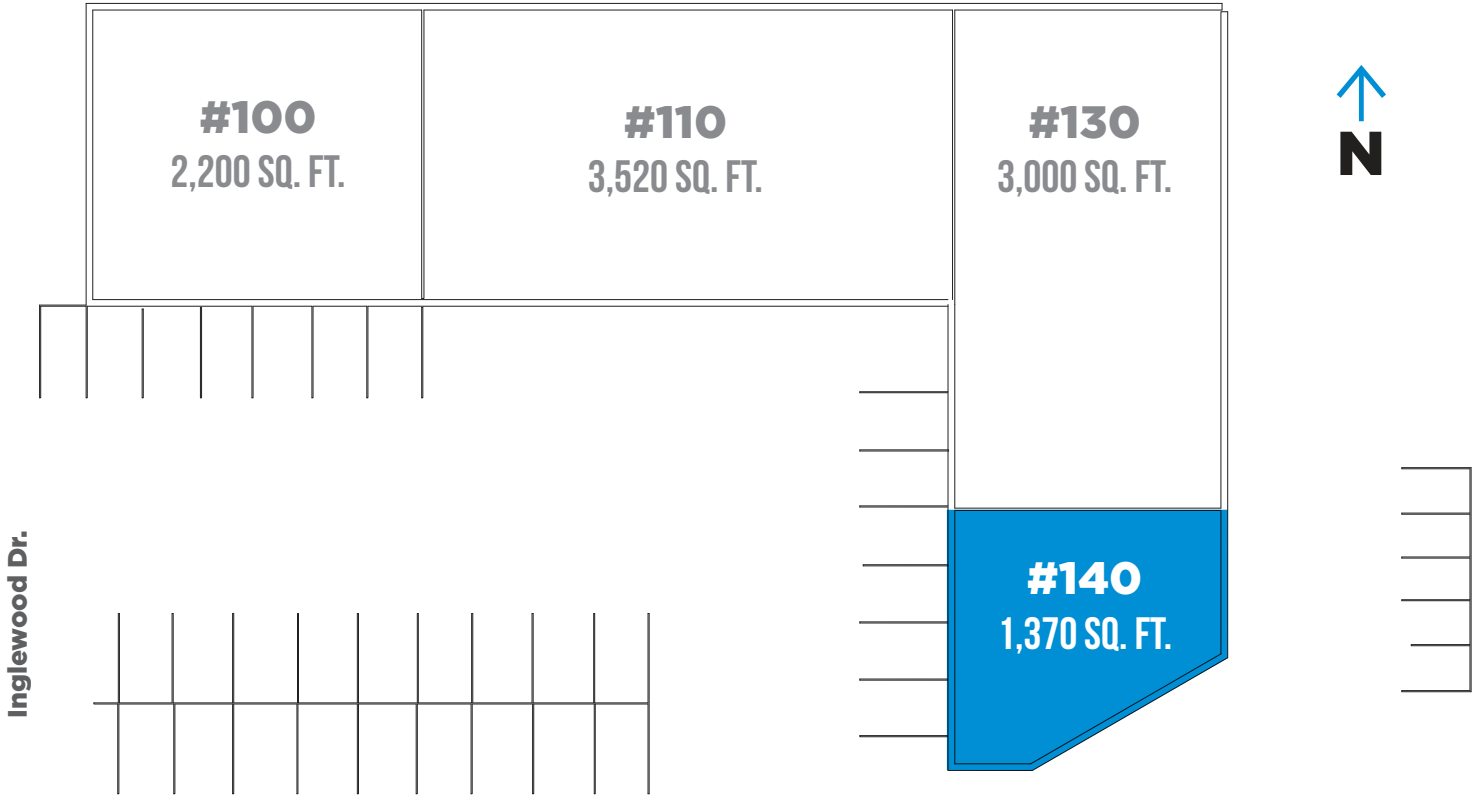
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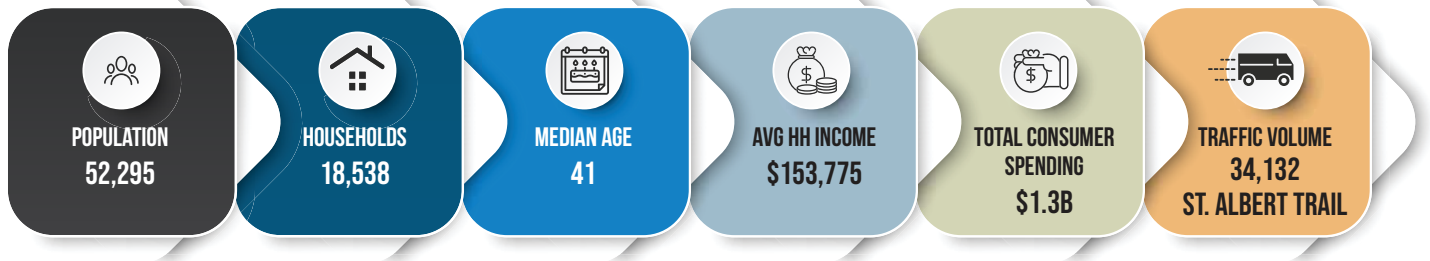
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## INGLEWOOD CENTRE ST. ALBERT



## Demographics within 3KM



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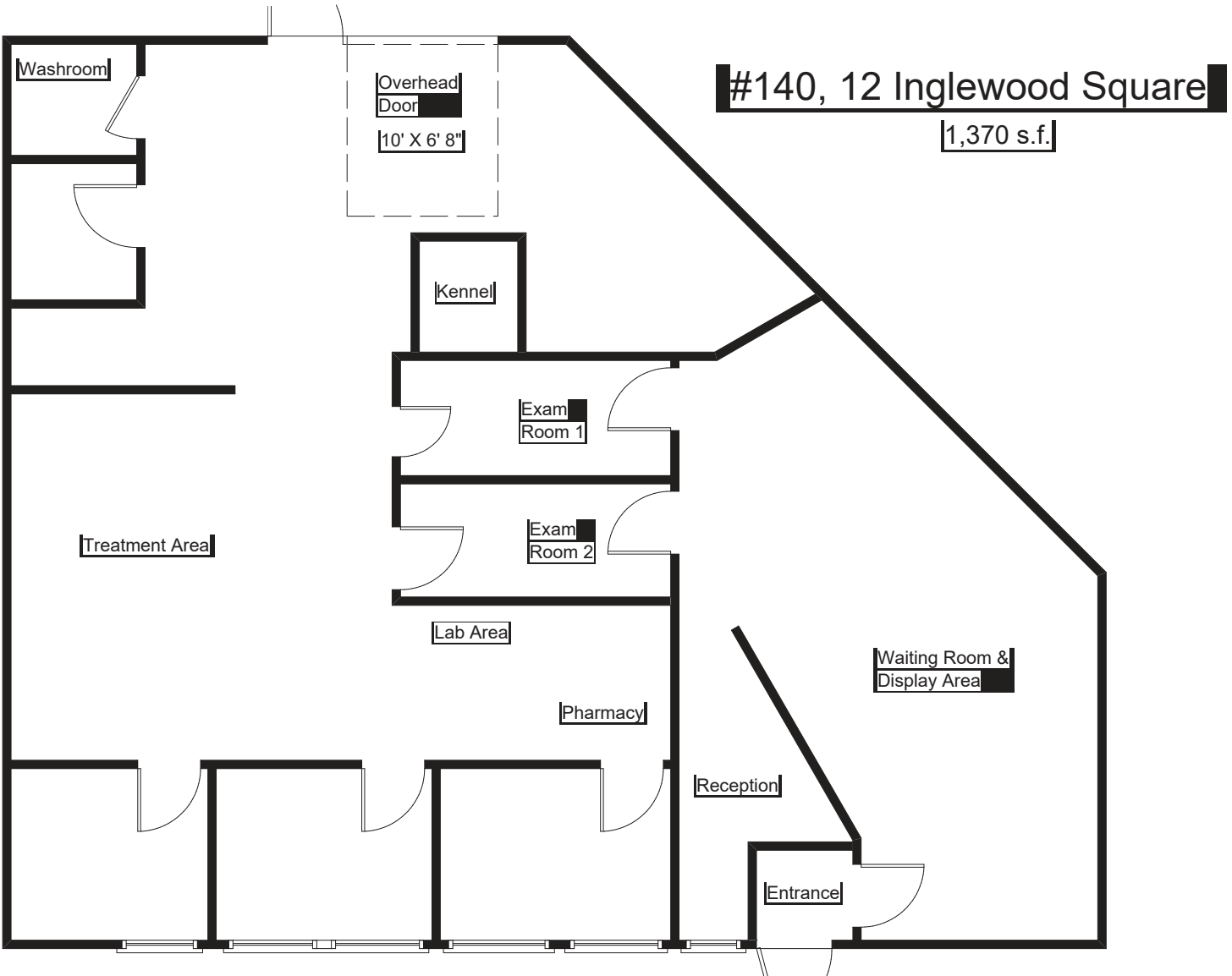
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## Floor Plan



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## St. Albert Retail Opportunity

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### Property Information

**Municipal Address:** Unit 140, 12 Inglewood Dr., St. Albert, AB

**Legal Address:** Plan 8021822, Block 3, Lot 3

**Size:** 1,380 Sq. Ft. (+/-)

**Zoning:** CC (Corridor Commercial)

**Parking:** Ample surface parking

**Power:** 225 amps, 3 phase, 4 wire panel

**Heating:** 5-ton HVAC unit

**Loading:** Grade Loading with 1 rear overhead door

**Possession:** Immediate/negotiable

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**Lease Rate:** Market

**Op Costs:** \$8.78/Sq. Ft.

### Contact

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