

FOR LEASE

2,000 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#360 – 5 Giroux Road, St. Albert, AB

GIROUX CROSSING BUSINESS CENTRE

Property Highlights

- Well appointed salon space ideal for a nail salon
- Heavy power and water in place ideal for most salon/spa users
- High exposure site anchored by various other retailers in busy plaza
- Direct access to Lacombe and Erin Ridge neighborhoods
- Excellent on-site parking
- Next to a Starbucks
- Some chattels may be purchased with the lease



780.488.0888



www.lizotterealestate.com



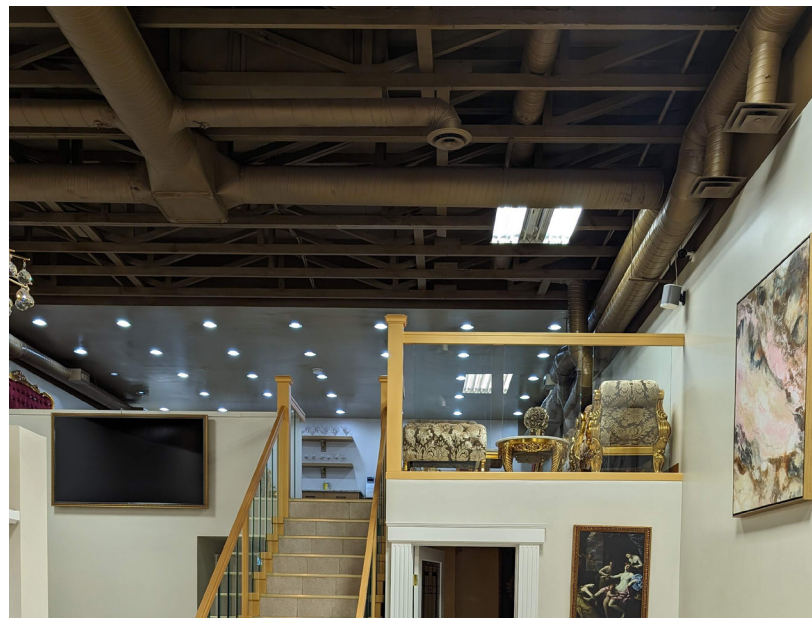
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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Giroux Crossing Business Centre

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Property Information

Municipal Address: #360 - 5 Giroux Road, St. Albert, AB

Size: Main 1,500 Sq. Ft. (+/-)
Mezzanine 500 Sq. Ft. (+/-)
Total 2,000 Sq. Ft. (+/-)

Zoning: CC (Corridor Commercial)

Parking: Scramble parking

Power: 250 amps, 284 L new hot water tank,
washer dryer in place - TBC

Possession: Immediate/negotiable

Contact

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Unlicensed Assistant
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Lease Rate: \$22.00/Sq. Ft.

Op Costs: \$12.00/Sq. Ft.

