FOR LEASE 958 Sq. Ft. (+/-)

LIZOTTE AND ASSOCIATES REAL ESTATE INC

Fine

#110 – 41 St. Thomas Street, St. Albert, AB

FORMER HAIR SALON

Property Highlights

• Average household income in St. Albert is one of the highest in Alberta

POSE hair

LIZOTTE 780-488-0888

> FOR LEASE

HAIR

180-488-0888

FOR LEASE

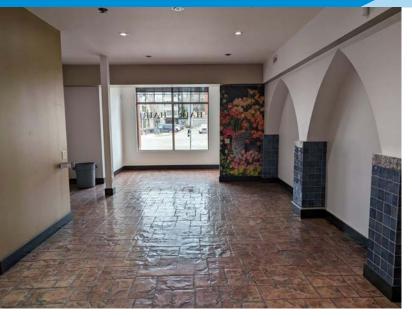
- High traffic exposure
- Prime location in a highly walkable area with convenient access to many amenities
- Local farmer's market attracting crowds of 15,000 to 25,000 people each Saturday conveniently situated nearby
- Former hair salon with sinks in place



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.

FOR LEASE Former Hair Salon

AND ASSOCIATES REAL ESTATE INC









FOR LEASE Former Hair Salon



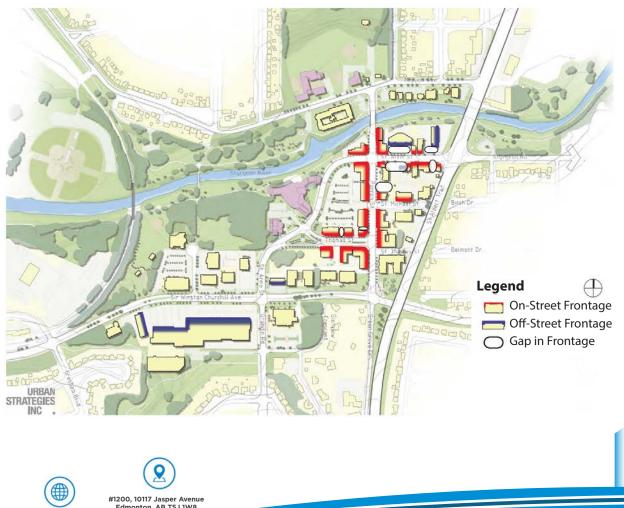
About St. Albert's Downtown

The area was recently updated as part of St. Albert's downtown area redevelopment plan. The plan aimed to make the neighborhood more walkable while retaining parking and driving retail traffic to the area. St. Albert has one of the wealthiest demographics of any city in Canada and has low crime rates relative to other municipalities in the capital region.

Demographics within 5KM

- **Population** 85,000
- Average Household Income \$142,909
- Median Household Income \$108,629
- Median Age 39

** St Albert's Farmers Market attracts crowds of 15,000 - 25,000 each Saturday from June to October





www.lizotterealestate

FOR LEASE Former Hair Salon



Property Information

Municipal Address: #110 - 41 St. Thomas Street, St. Albert, AB

Size: 958 Sq. Ft. (+/-)

Zoning: DT - Downtown District

Parking: Scramble and Street

Possession: Immediate/negotiable

\$\$\$

Tournesols Preschool

Celebration Garden

Healing Garden

cole Father Jan

en's Bridge

Bridge

mmunity School

Lease Rate: \$34.50/Sq. Ft.

Op Costs: \$12.40/Sq. Ft.

Contact

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

Vada Giguere

St. Thomas Street

Albert

Unlicensed Assistant Cell: 780.690.8112 Direct: 780.784.6556 vada@lizotterealestate.com

an a.



The Cajun House Songkran Thai

Sushi Park Sushi SS

St. Albert Animal Clin

Turkish Coffee Jack's Burger Shack Hamburger • \$\$ House

St Ti

Sanremo Italian Bistro

St Albert Boat Launch

Chateau Mission Court

Musee Heritage Museum

Raw Beauty Macarons & Goodies Ibert

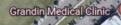
Jiffy Lube

ne St. Albert Farmer's Market Temporarily closed La Crema Caffe

S

St. Albert **Provincial Court**

Aillennium Park



St: Albertecon elopment **Development** Department

Alberta Health Services