

FOR LEASE

958 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#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
- 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



780.488.0888



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.

FOR LEASE

Former Hair Salon

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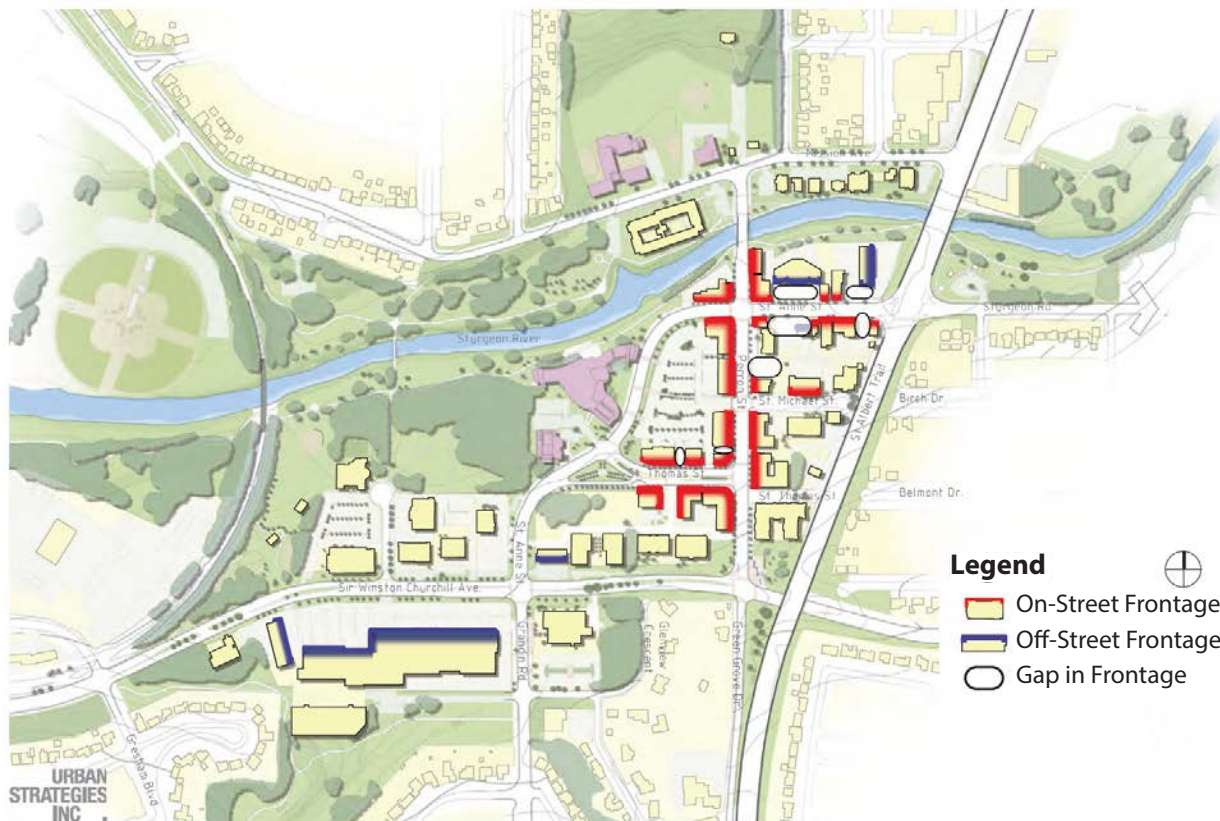
About St. Albert's Downtown

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



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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

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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@lizottterestate.com

Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizottterestate.com

Vada Giguere

Unlicensed Assistant

Cell: 780.690.8112

Direct: 780.784.6556

vada@lizottterestate.com

