

# FOR LEASE

1,565 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**#120 39 St Thomas Street, St Albert**

## TURNKEY MEDICAL OFFICE

### Property Highlights

- Fully turnkey medical office suitable for health and personal services
- Geothermal heat to the building reducing environmental footprint and op costs
- Heavy power available in the unit suitable for medical equipment
- Former x-ray infrastructure was retained
- Located in St Albert's downtown core
- Farmer's market drives up to 25,000 in weekend traffic to the site



780.488.0888



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



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



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# FOR LEASE

## Turnkey Medical Office

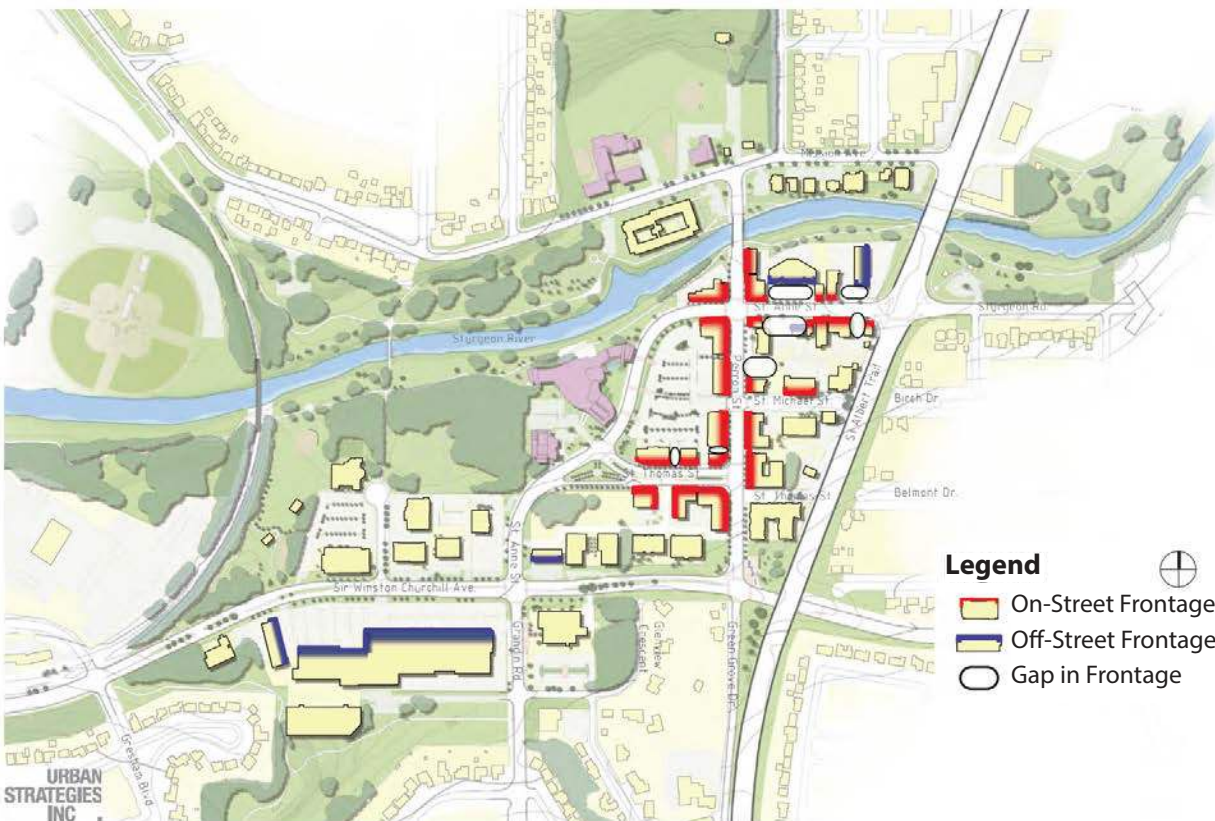
### About St. Albert's Downtown

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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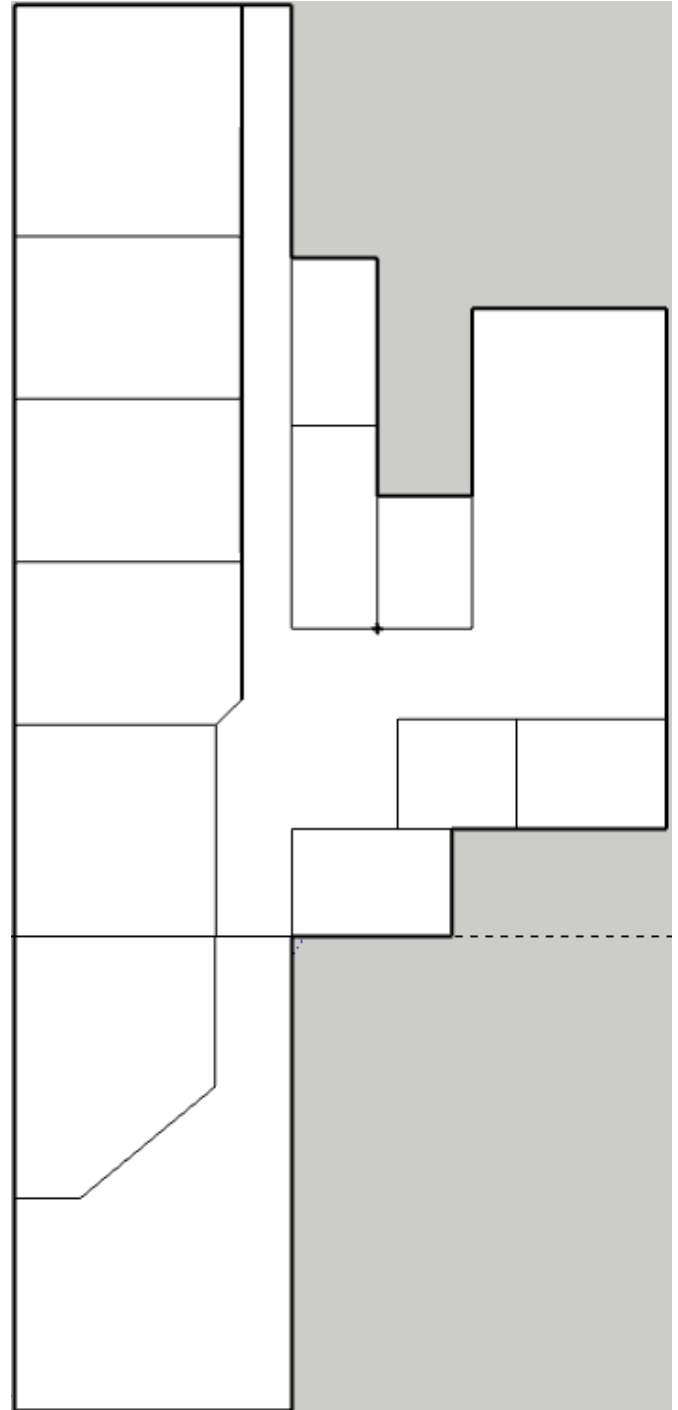
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Edmonton, AB T5J 1W8

# FOR LEASE

Turnkey Medical Office



**St. Thomas Street**



**Parking Lot**



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Turnkey Medical Office

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# FOR LEASE

## Turnkey Medical Office

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### Property Information

**Municipal Address:** #120, 39 St. Thomas Street, St. Albert, AB

**Building Size:** 1,565 Sq. Ft. (+/-)

**Zoning:** DT - Suitable for most professional, medical, and retail uses.

**Parking:** Ample free on-site parking serving the downtown core

**Possession:** Immediate/negotiable

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**Lease Rate:** \$25/Sq. Ft

**Op Costs:** \$18/Sq.Ft including utilities

### Contact

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