



## St Albert Alberta

\$575,000

2ND FLOOR OFFICE SPACE -- Welcome to this exceptional commercial opportunity in the heart of St. Albert. Located at 203, 15 Carleton Drive, this well-designed 2,573 sq ft space offers a functional and versatile layout ideal for a variety of professional or service-based businesses. The unit features four private offices, a welcoming lobby area, a spacious kitchen, a large recreation or boardroom space perfect for meetings or collaborative work, and two bathrooms for staff and client convenience. With its thoughtful layout and generous square footage, this property provides the flexibility to support growing operations while maintaining a professional atmosphere. Come see this excellent opportunity to establish or expand your business in a prime location. \*\*\*No Elevator in the building\*\*\* Condo Fee is \$704.61 monthly. Includes maintenance on the exterior of the building lawn care snow removal three parking spots any servicing to the overhead heating units. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker



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