



190 CARLETON Drive 101-102 St. Albert AB

\$2,150,000

Seize this prime investment with 9,965 Sq Ft of fully leased, end bay space in St Albert, featuring 4 revenue streams, including 2 leased exterior fenced and paved yards. Enjoy a favorable cap rate with flexible tenants open to renegotiating for triple net leases. Option available for owner-use in part of the space. Units are demised and extensively upgraded for turnkey future leasing. Ideal for those aiming to tap into the St Albert Commercial market, offering abundant opportunities and potential.

Listing Presented By:



Originally Listed by:
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