



## 7 & 9 ST ANNE Street St. Albert AB

\$8,500,000

7 & 9 St. Anne Street is an excellent opportunity for an owner/user looking to own and occupy a building with strong rental income from existing tenants or Investors looking to create value with renovation, lease-up or potential condominiumization of the property. This property is an attractive location just off St. Albert Trail in the downtown region and overlooks the Sturgeon River. The building is currently 61% occupied by Tenants with Net Leases in place. 39% of the building is available for owner/user occupancy or re-lease to new Tenant's. The current net income of \$482,000.00 per annum in place (June 1, 2024), potential Proforma income of \$764,812.00 per annum. There are medical/office vacancies with a variety of subdivision options including 8,213 Sq.Ft. +/- of nicely finished main floor space (available June 1, 2024). There are 20 covered parking stalls and 102 surface parking (2.2 stalls per 1,000 Sq. Ft.).

Listing Presented By:



Originally Listed by:  
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