

**20, 17 Boudreau Road, St.Albert**



### Prime Retail / Office Opportunity

Discover an exceptional opportunity to elevate your entrepreneurial ambitions with this beautifully renovated retail/office industrial bay, ideally suited for the innovative entrepreneur ready to make their mark!

- Generous 2400 square feet on two levels
- Large overhead back bay door
- Outstanding visibility and exceptional frontage

OFFERED AT  
**\$539,000**



 [Kent@blackmore realestate.ca](mailto:Kent@blackmore realestate.ca)  
[Denise@blackmore realestate.ca](mailto:Denise@blackmore realestate.ca)  [www.blackmore realestate.ca](http://www.blackmore realestate.ca)

## St Albert Alberta

\$539,900

Discover an exceptional opportunity to elevate your entrepreneurial ambitions with this beautifully renovated retail/office industrial bay, ideally suited for the innovative entrepreneur ready to make their mark! Whether you're looking to sell unique wares, establish a photography studio, or create a vibrant design space, the possibilities are truly endless in this prime location. Fully renovated in 2017 this space blends functionality with aesthetics and offers a generous 2,400 square feet over two levels. Main level boasts an open concept design that is perfect for display areas and collaborative workspaces, beautiful live edge sitting area & modern white cabinets and counter area. Well-appointed kitchen and secondary storage, accessible via large barn doors leading to the back bay and overhead door. Impressive upper mezzanine, finished to the highest of standards, where you'll find versatile office and flex areas, a cozy coffee bar, and ample storage options tailored to meet your business needs. Ideally positioned on Boudreau Road with over 27,000 cars passing daily, this property offers outstanding visibility and exceptional frontage, ensuring your business is seen and easily accessible. If you've been dreaming of taking your business to the next level, this property is the perfect canvas to bring your vision to life. (id:6769)

Listing Presented By:



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<http://www.thenextgeneration.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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