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## St Albert Alberta

\$875,000

Modern office/warehouse condo opportunity in the highly coveted Campbell Business Park in St. Albert. This well-finished 2,999 sq. ft. +/- unit offers an excellent office-to-warehouse ratio with professional built-out office space over two levels and a functional warehouse component. The main floor features a welcoming reception/lobby area, multiple private offices, staff/lunchroom areas, washrooms, and quality contemporary finishes throughout. The second floor includes additional office/meeting space, open areas, and flexible workspace options. The warehouse area is clean and functional with LED lighting, epoxy flooring, in-floor drain, automatic grade loading door, and excellent usability for a variety of business operations. The office space is fully air-conditioned and features modern glass, bright interiors, boardroom/meeting areas, kitchenette/lunchroom facilities, and a professional corporate feel throughout. Located in Campbell Business Park with quick access to St. Albert Trail, Anthony Henday Drive, and the Edmonton market, this property is ideal for an owner-user or investor seeking a high-quality office/warehouse condo in a strong northwest metro location. Five assigned parking stalls plus visitor parking available on a first come, first serve basis. Existing furniture may be available for purchase. Possession negotiable. (id:6769)

Listing Presented By:



Originally Listed by:  
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