



## St Albert Alberta

\$2,000,000

Versatile owner-occupied commercial property offering 1,800 sq. ft. of office space and a 2,400 sq. ft. industrial shop, ideally positioned in the heart of St. Albert's light-industrial corridor. Built in 2004, the building features in-floor heating throughout, three bathrooms, a full kitchen, bar area, and mezzanine storage/work space. The shop includes two 12-ft bay doors for excellent access, plus a secure fenced yard for equipment or vehicle storage. Flexible layout accommodates a wide range of business and operational uses, with the advantage of an established location and strong functional workflow. Perfect for trades, service companies, fabrication, light industrial, storage/operations, or professional office with shop support with plenty of room to add shop space as well. This is a gem. (id:6769)

Listing Presented By:



Originally Listed by:  
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