



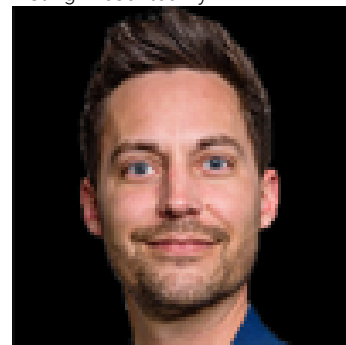
St Albert Alberta

\$1,300,000

Exceptional opportunity to own this 2-level walkout business condo backing directly onto the Sturgeon River. Offering over 6,300 sq. ft. of professional office space, several offices overlook the river and downtown. The property features a mix of long-term tenants, while the owner occupies several offices, making it ideal for an owner-user or investor. Shared amenities include a reception area, boardroom, and 9 titled heated underground parking stalls. This prime location is hard to beat, backing south onto the river and within walking distance of downtown St. Albert. The renowned St. Albert Farmers' Market is just across the river, St. Albert Centre is only 2 blocks away, and nearby restaurants, shops, parks, and trails add to the appeal. A rare opportunity to own premium commercial space in one of St. Albert's most desirable locations. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

<http://www.nickgolden.com/>

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.