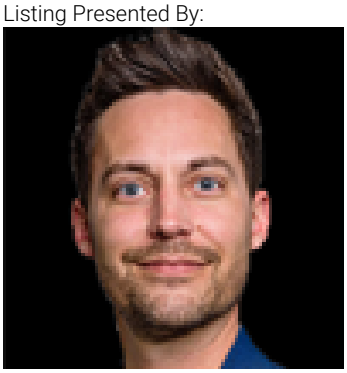


St Albert Alberta

$1,850,000

COMMERCIAL REAL ESTATE OPPORTUNITY IN THE HEART OF DOWNTOWN ST. ALBERT! Looking for a commercial office building for sale in St. Albert? Welcome to 43 St. Thomas Street, an impressive 2-storey commercial property offering approximately 5,883 sq. ft. of versatile space in a highly recognizable downtown location!Built in 2014, this concrete building presents an exciting opportunity for investors, business owners and professional organizations looking to establish or expand their presence in St. Albert.The street-level floor offers approximately 2,606 sq. ft. with expansive storefront windows, multiple entrances, a reception area, four commercial areas, staff facilities, kitchen, storage and two washrooms.Upstairs, approximately 3,134 sq. ft. of professional office space is leased until the end of 2027 and features 10 private offices, a glass-enclosed boardroom, reception area, staff space and two additional washrooms. Front and rear stair access provide convenient entry to the upper level, which is currently leased.Zoned DTN - Downtown District, the property offers flexibility for a variety of potential commercial uses, including professional offices, retail, health services and personal services, subject to municipal regulations and approvals.Street parking is available out front, with reserved employee parking at the rear. Situated near the St. Albert Public Library, Farmers Market, restaurants, shops and established downtown businesses, this property combines a central location with an adaptable commercial layout.Whether youre searching for a downtown St. Albert commercial investment property or a professional space for your growing business, 43 St. Thomas Street deserves a closer look!Offered at $1,850,000. (id:6769)

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