

# FOR LEASE 17 ST. ANNE STREET

#### END CAP OPPORTUNITY!

1,994 SF

17 St. Anne Street, St. Albert, AB

> CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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# PROPERTY HIGHLIGHTS

#### END CAP OPPORTUNITY ALONG ST. ALBERT TRAIL

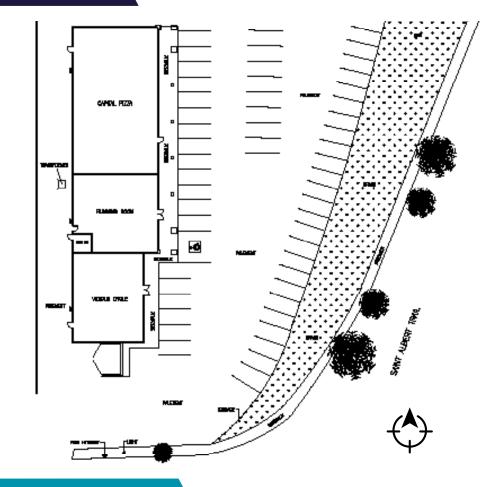
- Excellent retail end cap opportunity with 1,994 SF.
- Ample onsite parking.
- Available February 1, 2025.
- CC Commercial Corridor zoning that allows a variety of uses.
- Ideal for an optical, coffee shop, restaurant, pharmacy/medical space, massage therapy/physiotherapy or chiropractor, etc.
- Affordable operating costs \$13.50 per square foot



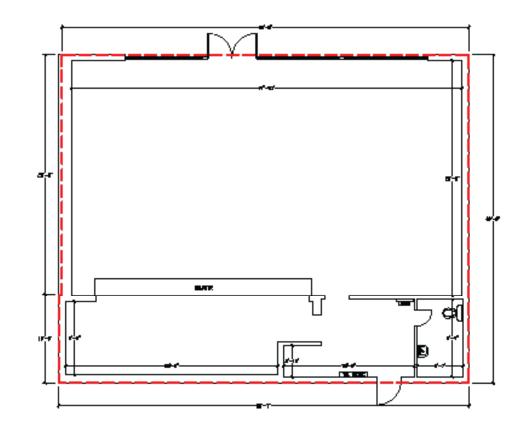
## **PROPERTY** DETAILS

MUNICIPAL ADDRESS: 17 St. Anne Street **ZONING:** CC - Commercial Corridor **SIZE:** 1,994 SF

#### SITE PLAN



### FLOOR PLAN





CYCLE AND SNOW

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## A Division Mud Sweat and Gear

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MAGMA



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