



FOR LEASE

**17
ST. ANNE
STREET**

END CAP OPPORTUNITY!

1,994 SF

17 St. Anne Street,
St. Albert, AB

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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



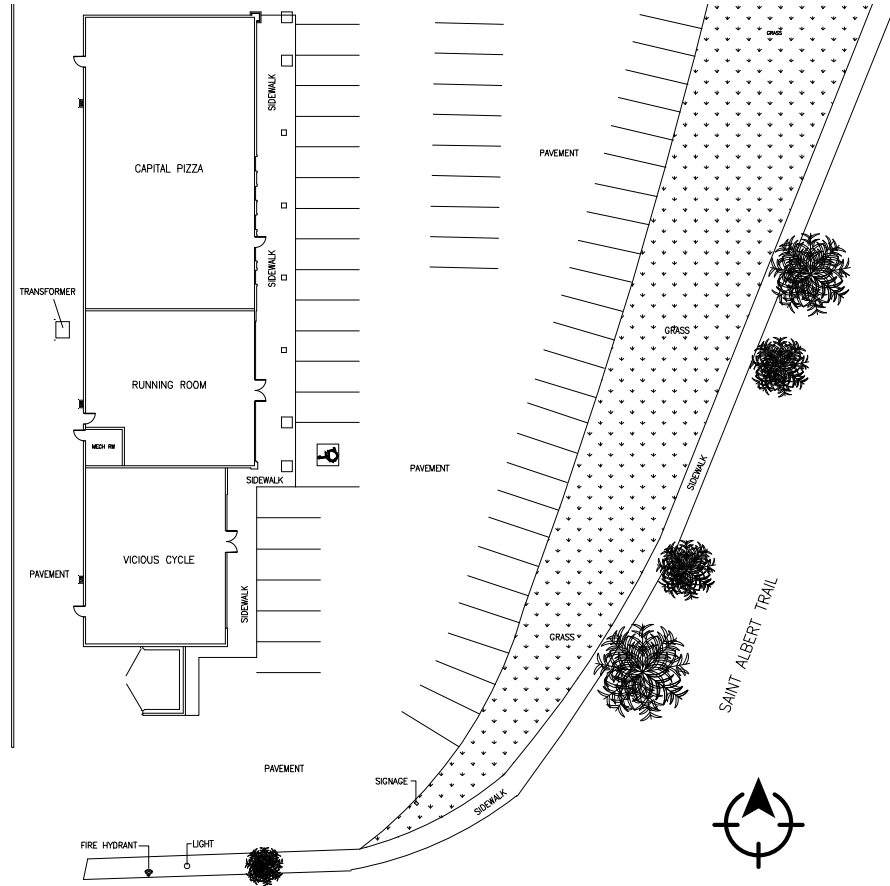
PROPERTY DETAILS

MUNICIPAL ADDRESS:
17 St. Anne Street

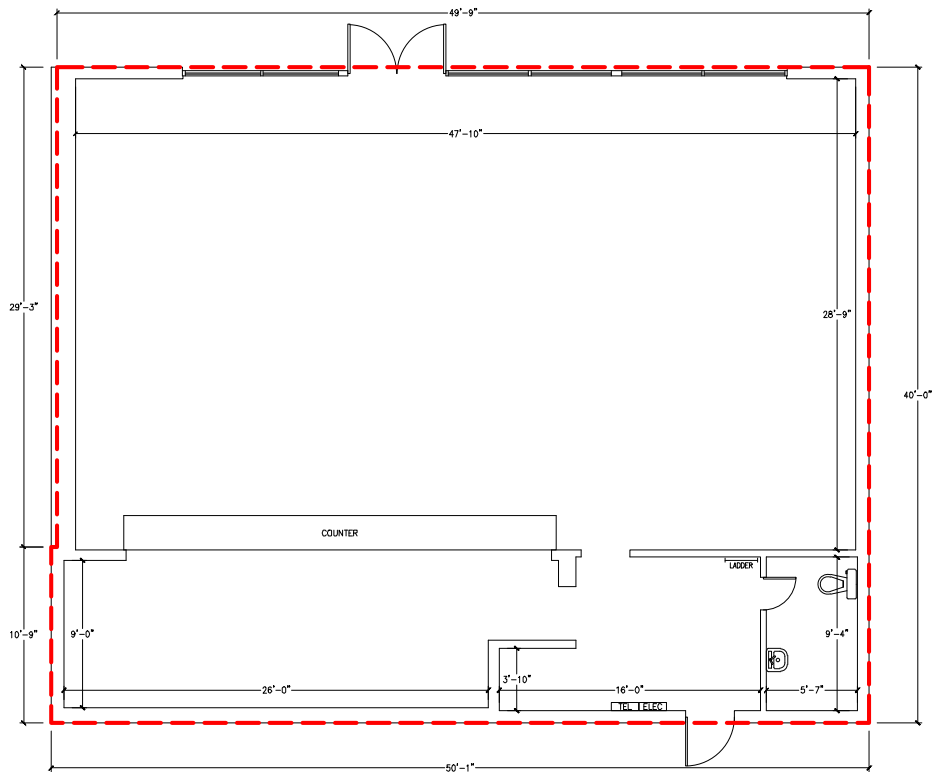
ZONING:
CC - Commercial Corridor

SIZE:
1,994 SF

SITE PLAN



FLOOR PLAN





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