



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 Immediately
- 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



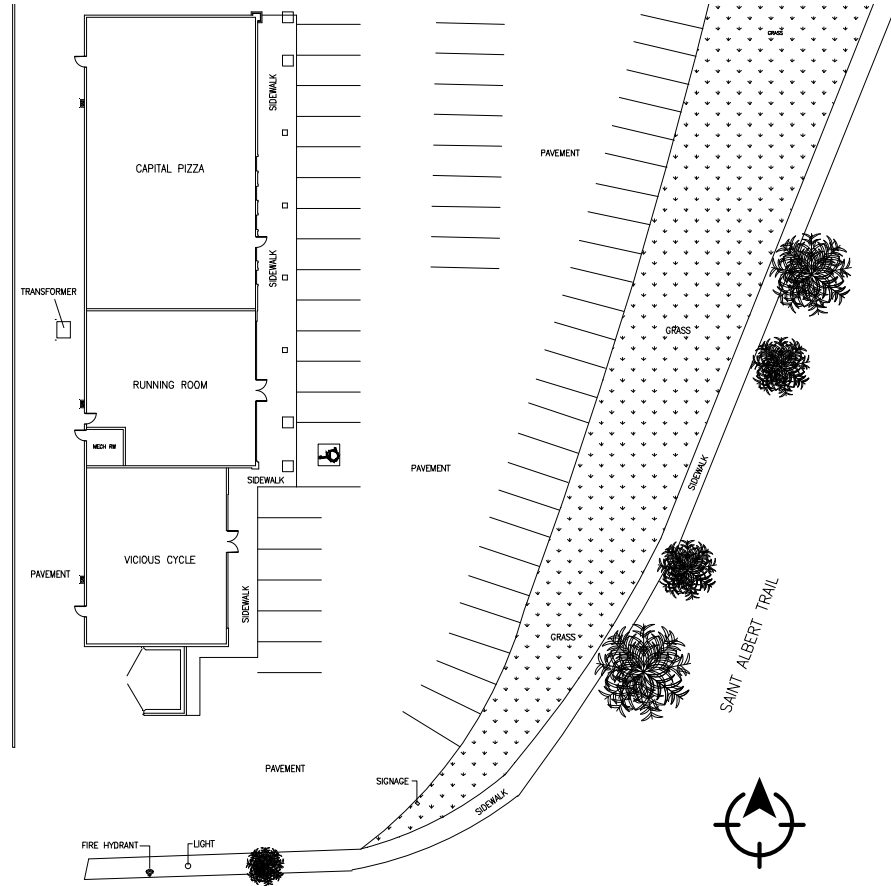
## PROPERTY DETAILS

**MUNICIPAL ADDRESS:**  
17 St. Anne Street

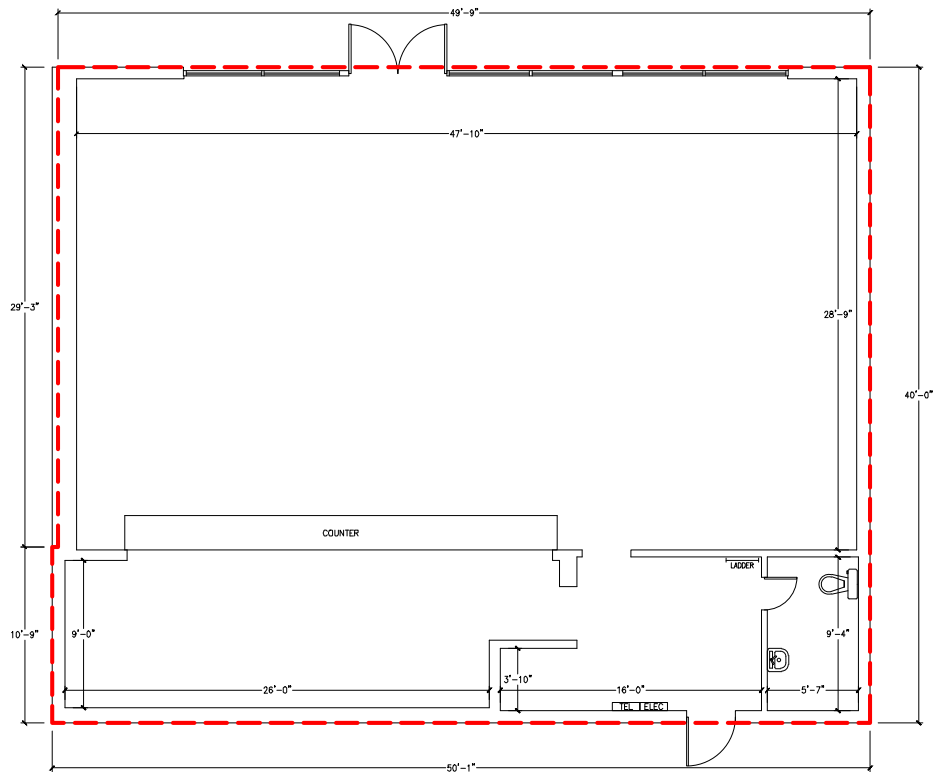
**ZONING:**  
CC - Commercial Corridor

**SIZE:**  
1,994 SF

# SITE PLAN



# FLOOR PLAN





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