



RETAIL BAY

#50, 585 St. Albert Trail

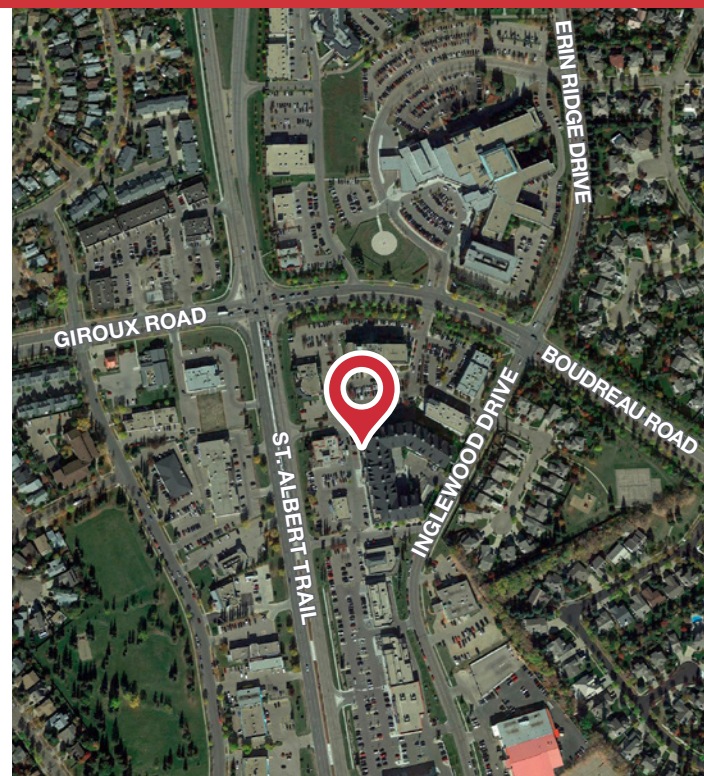
St. Albert, Alberta

Property Features

- 885 sq.ft.± retail/office bay
- Prime exposure to St. Albert Trail
- Available immediately

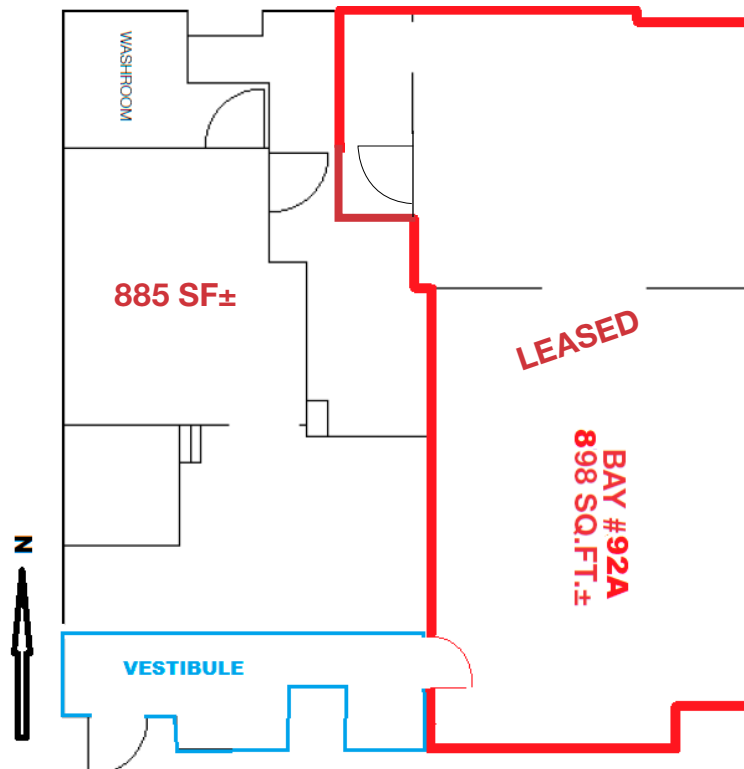
Hennadiy (Ghena) Menyaylov

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Additional Property Information

SIZE AVAILABLE	885 sq.ft.±
LEGAL DESCRIPTION	Plan 0820609, Unit 91
ZONING	CC - Corridor Commercial
YEAR BUILT	2008
LEASE TERM	3-5 Years
NET LEASE RATE	\$26.00/sq.ft./annum
OPERATING COSTS	\$16.00/sq.ft./annum (2023 estimate) Includes common area maintenance, property taxes, building insurance, management fees, heat and water



FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE • MAY NOT BE EXACT

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