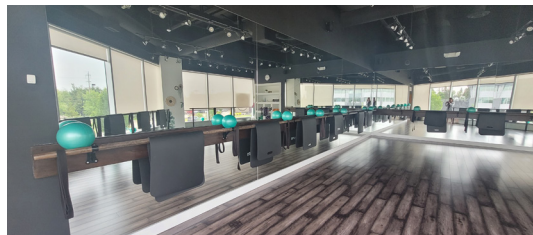


ST. ALBERT COMMERCIAL CONDO

145 CARLETON DRIVE | ST. ALBERT | AB

**FULLY FIXTURED
WELLNESS SPACE**



HIGHLIGHTS

- **1,875 SF FULLY FIXTURED YOGA AND MASSAGE STUDIO AVAILABLE**
- 2nd Level space, Located in Campbell Business Park
- Easily Accessible from Anthony Henday Drive
- Low Operating Costs and Economic Rental Rates

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FEATURES

- **Vacancy:** 1,875 SF
- **Available:** Immediately
- **Municipal:** 145 Carleton Drive, St. Albert AB
- **Legal:** Plan 1022873, Block 11, Lot 4
- **Access:** Carleton Drive
- **Zoning:** BP2 (Business Park Direct Control)

- **Basic Rent:** Negotiable
- **Op Costs:** \$5.36 PSF (2022 est.)
- **Parking:** Shared surface parking
- **Signage:** Fascia



FULLY FIXTURED
STUDIO

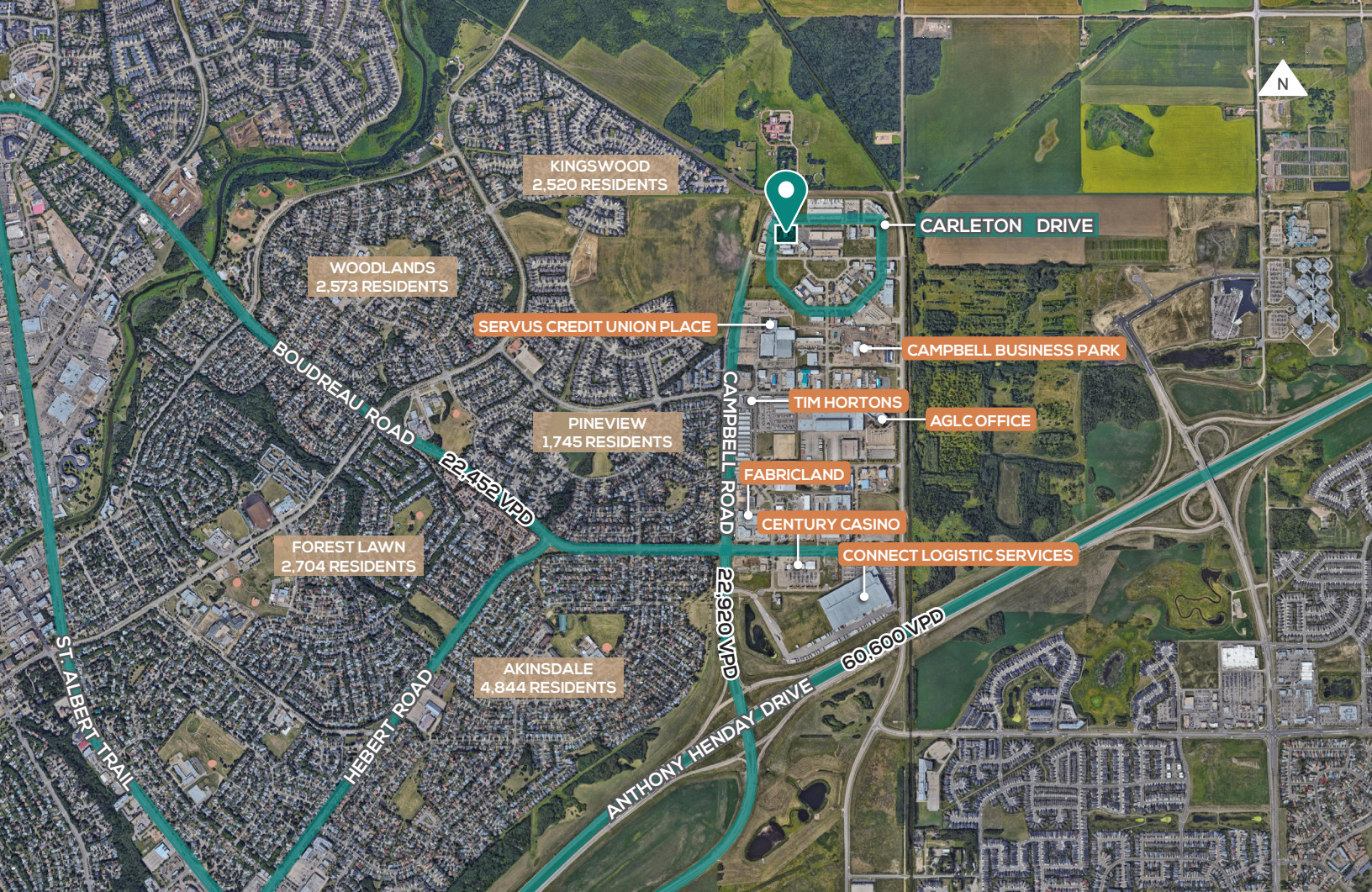


LOW OP COSTS



AMPLE PARKING





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145 CARLETON DRIVE | ST. ALBERT | AB

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OPPORTUNITY

THE OPPORTUNITY IS AN 1,875 SF FULLY BUILT OUT WELLNESS STUDIO SPACE, CONSISTING OF A YOGA STUDIO, MASSAGE ROOM, WASHROOMS AND A RETAIL AND RECEPTION AREA. Located on the second floor, the commercial condo boasts large picture windows and an abundance of natural light. The building features ample surface parking stalls, shared with the other tenants such as Leading Edge Physiotherapy.

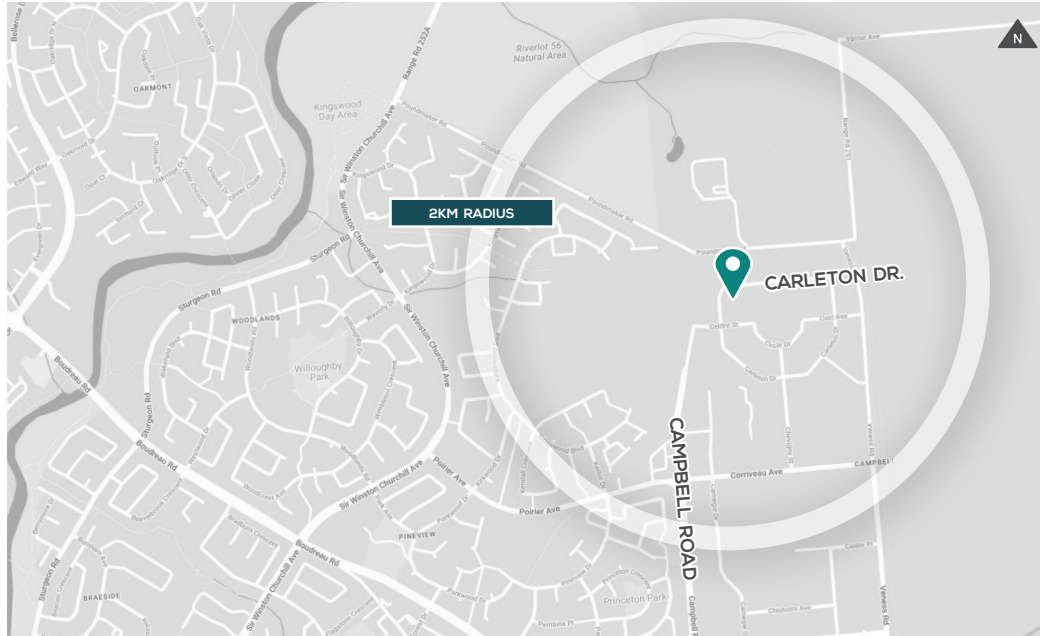
The Property is located in Campbell Business Park, a 300 acre commercial and industrial development. A wide variety of uses can be accommodated within its BP2 zoning, and neighboring tenants in Campbell Business Park include Servus Credit Union Place Arena and Fitness Centre, Fabricland, D'Arcy's Meat Market and Century Casino. The Property is easily accessible from both central St. Albert as well as the Anthony Henday Drive.

ST. ALBERT COMMERCIAL CONDO

145 CARLETON DRIVE | ST. ALBERT | AB

RETAIL/OFFICE
FOR LEASE

FULLY FIXTURED
WELLNESS SPACE



DEMOGRAPHICS



- 7,945 residents
- 9,240 DAYTIME POPULATION**
- 2.9% growth (2016-2021)



- Average household income of \$207,209
- 16.2% of households earn \$60,000 to \$100,000
- 69.9% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 22.3%
- 20-39 yrs = 21.6%
- 40-59 YRS = 28.1%**
- 60+ yrs = 28.1%



- 22,452 VPD ON BOUDREAU ROAD**
- 22,920 VPD on Campbell Road
- 10,668 VPD on Poirier Ave

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