



# St. Albert Retail Investment

FULLY LEASED INVESTMENT OPPORTUNITY

15 PERRON STREET, ST. ALBERT, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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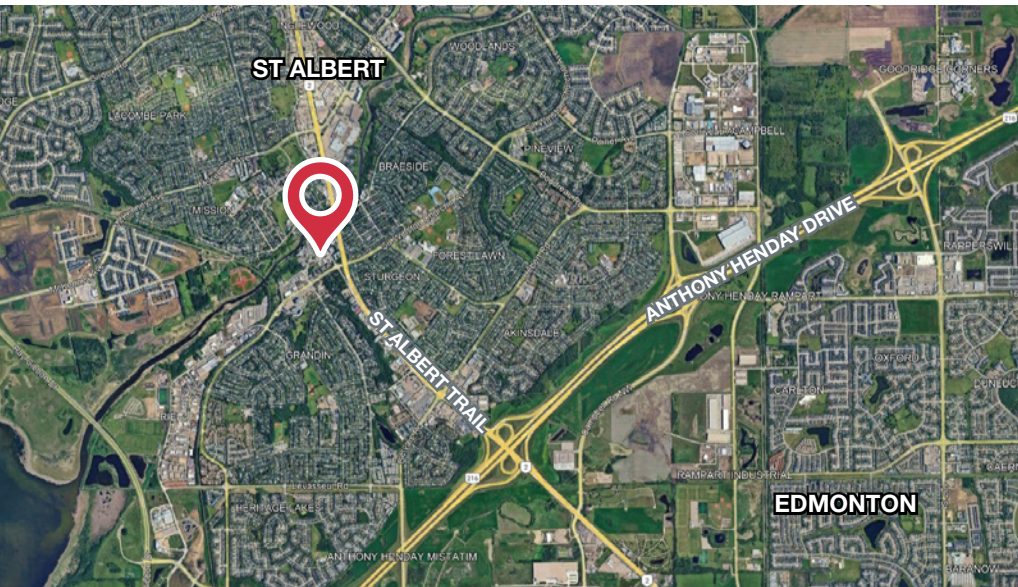
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**NAI**Commercial

## Property Highlights

- Prime fully leased investment property in St. Albert
- Current net operating income (NOI): \$190,596.50
- Annual lease escalations for consistent income growth
- WALT (Weighted Average Lease Term): 3.98 years, offering stability and future leasing opportunities
- 7 distinct suites, fully leased
- Close proximity to St. Albert Downtown Farmers market with over 20,000 visitors each Saturday (stalbertchamber.com)
- Ideal for Investors seeking a historically stable, income-generating asset with growth potential
- 2,000 sq.ft.± courtyard area available for potential patio seating






## Additional Information

LEGAL DESCRIPTION	Plan G; Block 5; Lots 31,32,33
SIZE	5,937 sq.ft.±
ZONING	Site Specific Development Control Provision (DC2 (28))
YEAR BUILT	2010
PARKING	Rear surface parking
LOADING	Grade
PROPERTY TAXES	\$37,312.46 (2024)
SALE PRICE	\$3,190,000




  
**53,877**  
DAYTIME POPULATION

  
**1.3%**  
ANNUAL GROWTH  
2023-2033

  
**16,076**  
EMPLOYEES

  
**\$143,485**  
AVERAGE HOUSEHOLD  
INCOME

  
**\$1.79B**  
CONSUMER SPENDING

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💻 [www.naiedmonton.com](http://www.naiedmonton.com)

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