

FOR SALE

NAI Commercial

MODERN OFFICE/WAREHOUSE UNIT



**PRICE  
REDUCED!  
NOW: \$779,000**



#30, 20 CIRCLE DRIVE | ST. ALBERT, AB | OFFICE/WAREHOUSE CONDO

## PROPERTY HIGHLIGHTS

- 2,865 sq.ft.± office/warehouse unit with high quality, modern finishings throughout available for sale in the highly coveted Campbell Business Park
- Unit consists of rare high office to warehouse ratio with 1,917 sq.ft.± of meticulously built office space over two floors and 543 sq.ft.± of functional warehouse area, suitable for a wide range of potential users
  - ▶ Fully air-conditioned office space consisting of reception area, four private offices, one large executive private office, boardroom, lunchroom and multiple bathrooms
  - ▶ Immaculate warehouse area with LED lighting, automatic grade loading door, epoxy flooring, and in-floor drain
- Exceptional location in St. Albert within five minutes of the Anthony Henday Freeway, providing a prime opportunity to cater to both the St. Albert and Edmonton markets
- Potential to lease additional yard space behind unit (inquire with listing agent for more information)

### MICHAEL PARSONS

Senior Associate  
780 435 5507  
mparsons@naiedmonton.com



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



780 436 7410



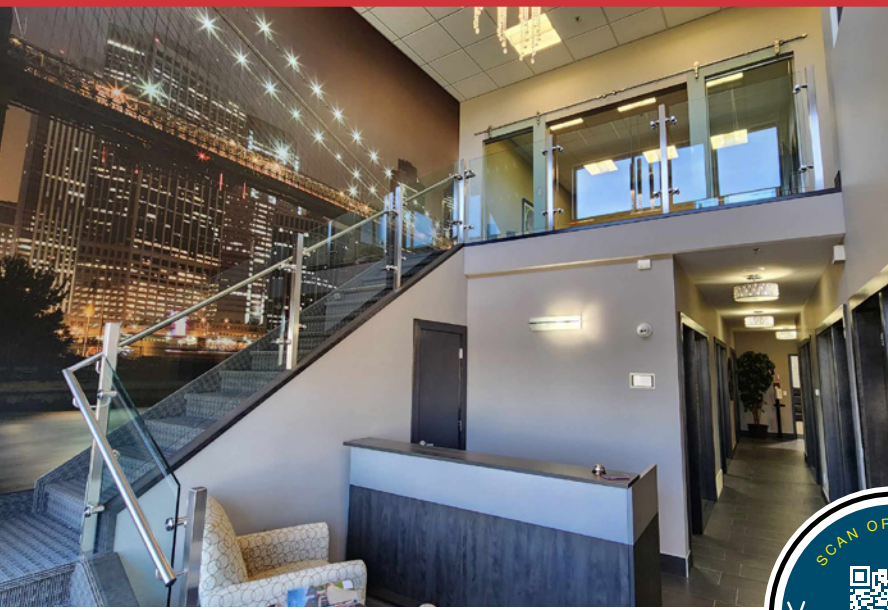
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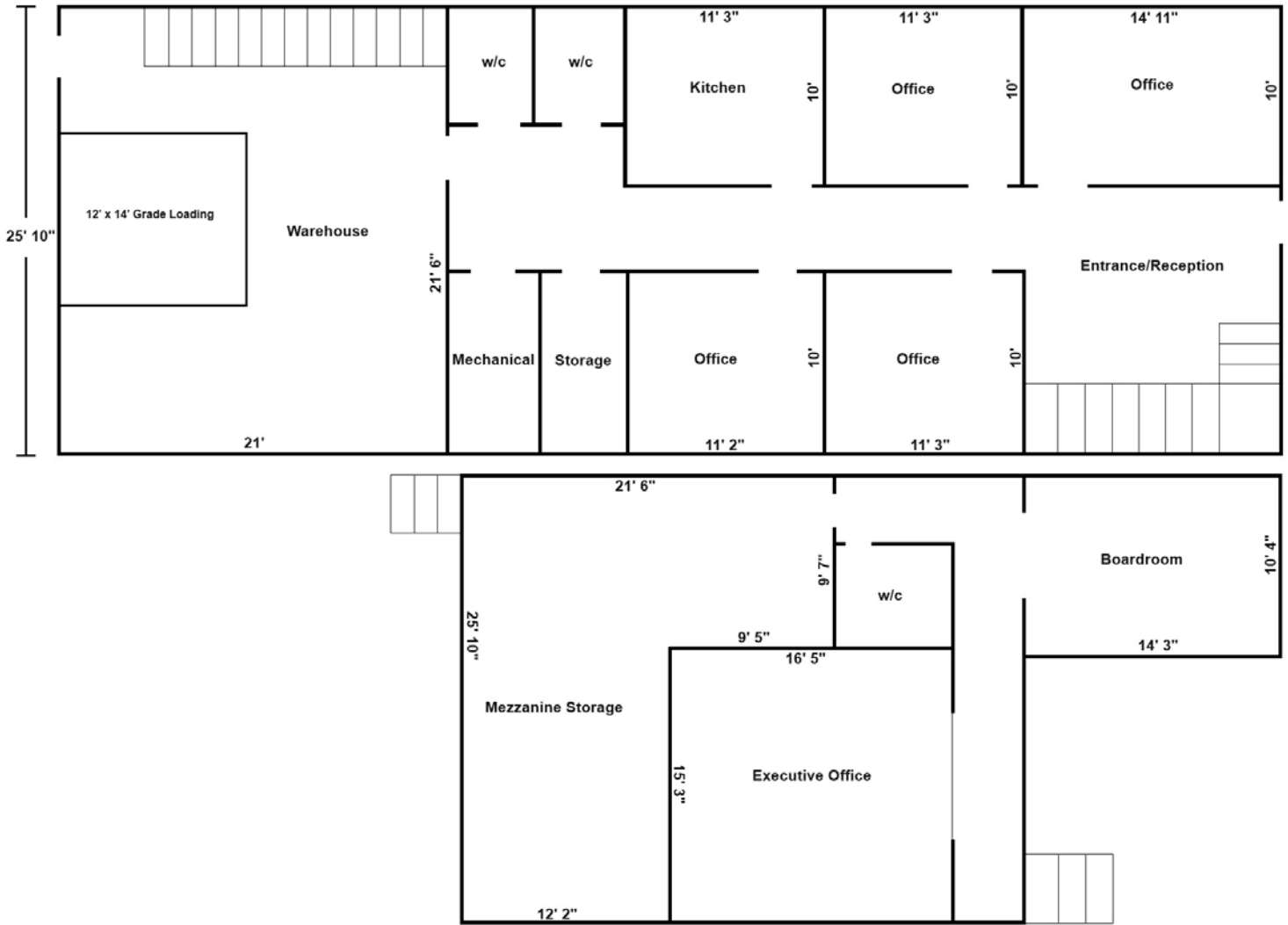
PROPERTY INFORMATION

UNIT SIZE	Main floor	1,840 sq.ft.±
	Second floor	1,025 sq.ft.±
	Total	2,865 sq.ft.±
POWER	100 amp, 240 volt, 3 phase, 4 wire (TBV)	
LIGHTING	LED	
LOADING	Grade - 12'x14' (Automatic)	
PARKING	5 assigned stalls, plus access to visitor parking on first come, first serve basis	
YARD SPACE	Potential to lease rear yard area, inquire with listing agent	
FURNITURE	Existing furniture available for sale, inquire with listing agent	
LEGAL DESCRIPTION	Condominium Plan 0727059, Unit 3	
ZONING	BP2 – Business Park 2 (Allows for a wide range of office, industrial and retail uses)	

SALE INFORMATION

SALE PRICE	\$789,000 <b>REDUCED TO \$779,000</b>
PROPERTY TAXES	\$8,798.96 (2023)
CONDO FEES	\$3,480,.00 (2023)
POSSESSION	Negotiable





\*Floorplan may not be exact or to scale

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