LOCAL EXPERTISE MATTERS
www.barclaystreet.com

Doug Grinde
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St. Albert Crossing

OFFICE CONDOS FOR SALE

214 ST. ALBERT TRAIL
ST. ALBERT, ALBERTA

UNITS FROM 1,000 SQ.FT.
86 PARKING STALLS
STRONG SIGNAGE EXPOSURE
ADJACENT TO NATURAL AREA

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SALE INFORMATION

AVAILABLE FOR SALE: Second and third floor units, starting from 1,000 sq. ft. up to 15,000 sq. ft. (full floor).

PRICE: $295 per sq. ft.

PARKING: One parking stall per every 500 sq. ft. located in the underground parking lot at $25,000 per parking stall.

BUILDING INFORMATION

MUNICIPAL ADDRESS:
214 St Albert Trail, St. Albert AB

LEGAL ADDRESS:
Plan 0927556; Block 2; Lot 4A

ZONING:
Commercial Corridor (CC) Land Use District

LOT SIZE: ±0.905 acres

PARKING (TOTAL FOR THE BUILDING):
• 52 underground stalls; reserved for condo owners
• 34 surface parking stalls; unreserved/visitors
TOTAL: 86 parking stalls.

BUILDING SYSTEMS:
• POWER: 1,600A and 347/600V.
• SPRINKLERED building.
• CLIMATE CONTROL is controlled from individual suites
• COOLING is provided by central cooling tower located in the mechanical room.
• HEATING: water-air heat pumps distributed throughout the facility provide zone-specific heating for each zone.

OTHER NOTABLE FEATURES:
• Large outdoor patio facing Grandin Ravine and creek.
• South facing building with abundance of natural lighting and passive solar heating.
• St. Albert Crossing Professional Centre is suitable for office and professional uses.
• High-end glass facade and modern architectural features.
• Prominent location on St. Albert Trail and adjacent to Grandin Ravine and creek.
• This property is located in a high profile area with strong signage and building exposure.
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FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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ST. ALBERT TRAIL (SOUTHBOUND)

ASPHALT RAMP

PRIVATE SIDEWALK

LANDSCAPED AREA

RETAINING WALL

PARKING

(28 SMALL CAR STALLS)

RETAINING WALL

BARRIER FREE STALL

TRANSFORMER

ASPHALT SURFACE

GRASS

PROPERTY LINE

PUBLIC SIDEWALK

RAMP SLOPE = 1:57

TWO EXISTING ON SITE GUARD RAIL SECTIONS TO BE INSTALLED AT THIS LOCATION AS INDICATED

PARKING

(9 SMALL CAR STALLS)