

FOR LEASE



STURGEON PLAZA RETAIL SPACE

1 HEBERT ROAD, ST. ALBERT, AB

**SMALL BAY OPPORTUNITY:
772 SQUARE FEET**



**CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address	Unit 119A, 1 Hebert Road, St. Albert, AB
Legal Description	Plan 982 6493, Block 12, Lot 39
Zoning:	CC - Corridor Commercial
Parking Area:	Ample onsite parking
Size:	772 SF
Operating costs:	\$19.41 per SF (2025)

PYLON SIGNAGE AVAILABLE



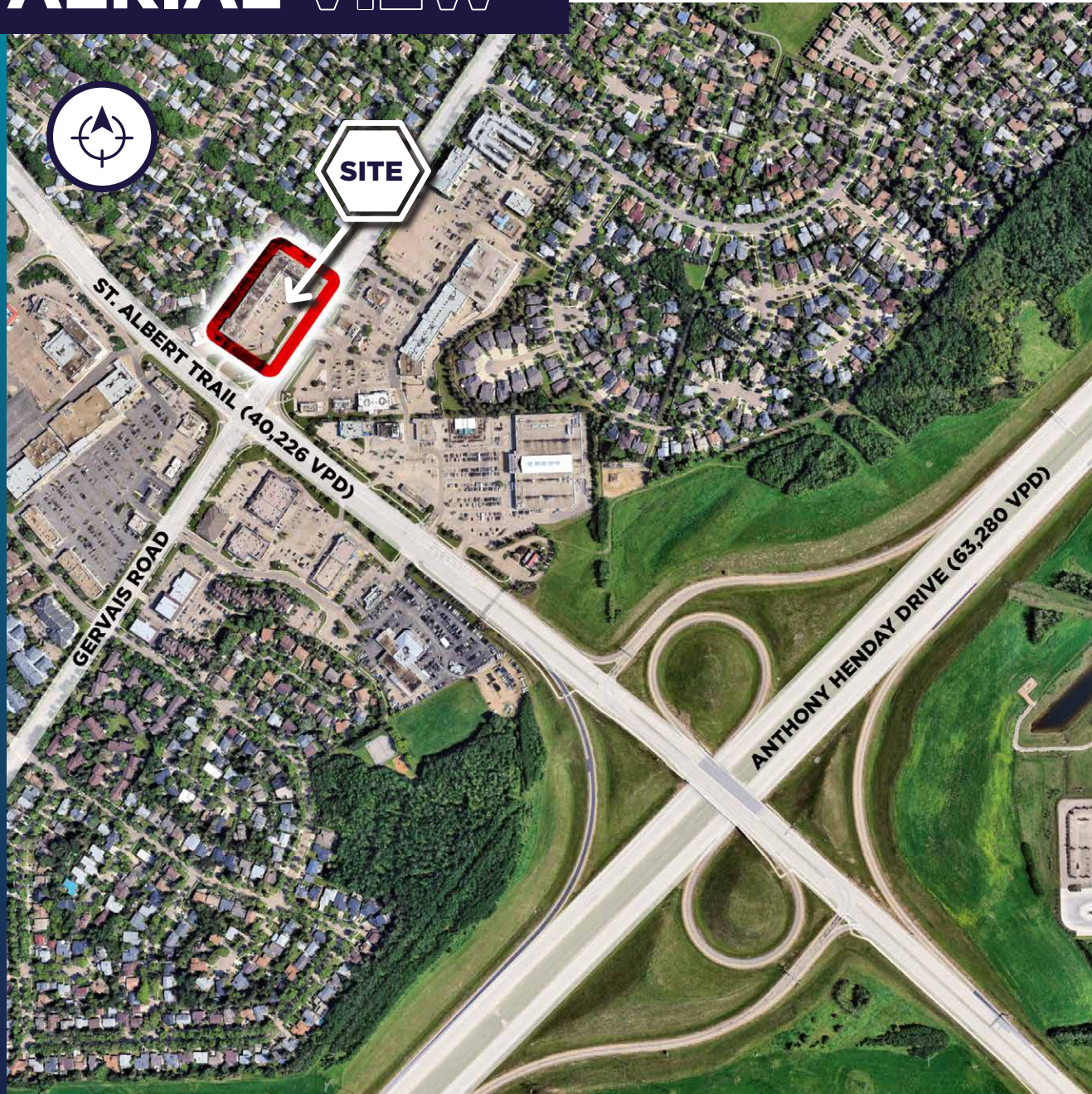
SURROUNDING BUSINESSES



PROPERTY HIGHLIGHTS

- Great opportunity at busy shopping centre, with 772 square feet of availability.
- Available within 30 days.
- Attractive rental rates.
- Ideal space for hearing clinics, flower shops, insurance office, etc.
- Retail shopping centre located in busy intersection at the entrance of St. Albert.
- Exposure to 40,226 vehicles per day along St. Albert Trail.
- Pylon signage availability.

AERIAL VIEW



AREA DEMOS



HOUSEHOLDS

1KM	3KM	5KM
2,546	13,623	34,060



POPULATION

1KM	3KM	5KM
6,747	37,096	98,731



AVERAGE INCOME

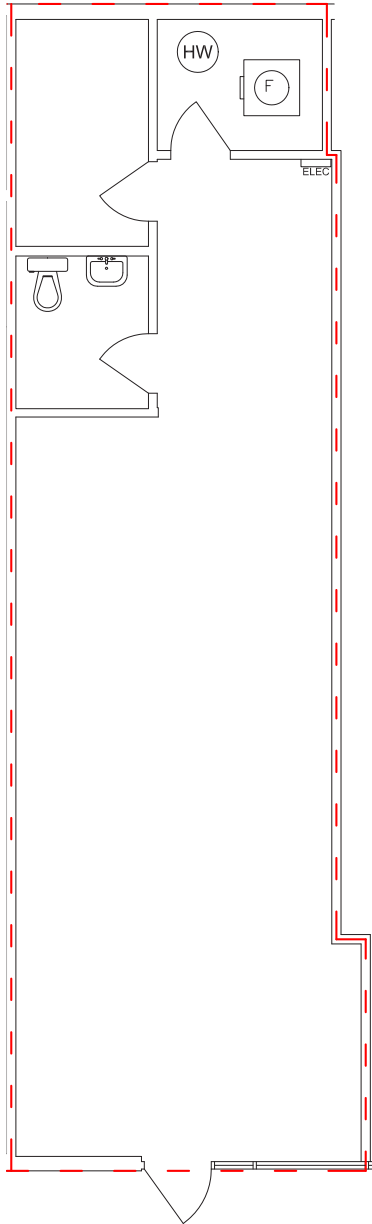
1KM	3KM	5KM
\$128,093	\$141,498	\$154,732



VEHICLES PER DAY

St. Albert Trail: 40,226 VPD
Anthony Henday: 63,280 VPD

FLOOR PLAN



SITE PLAN

