CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

STURGEON PLAZA

1 HEBERT ROAD,
ST. ALBERT, AB



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1,099 SF AVAILABLE IMMEDIATELY!

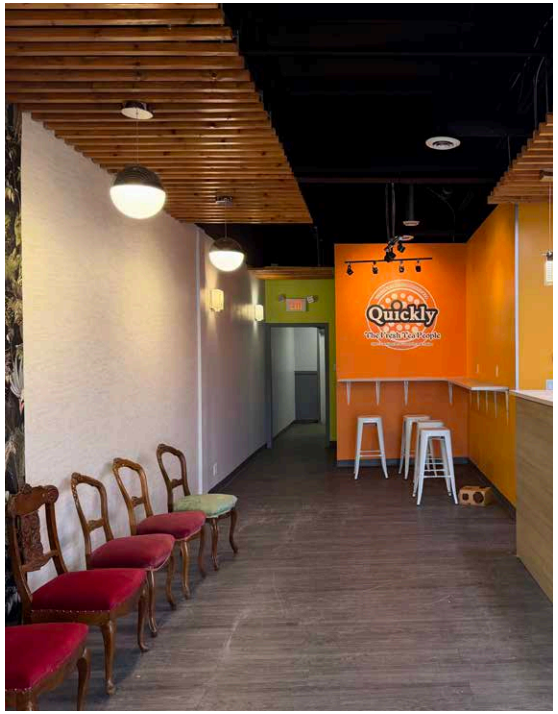
Property Details

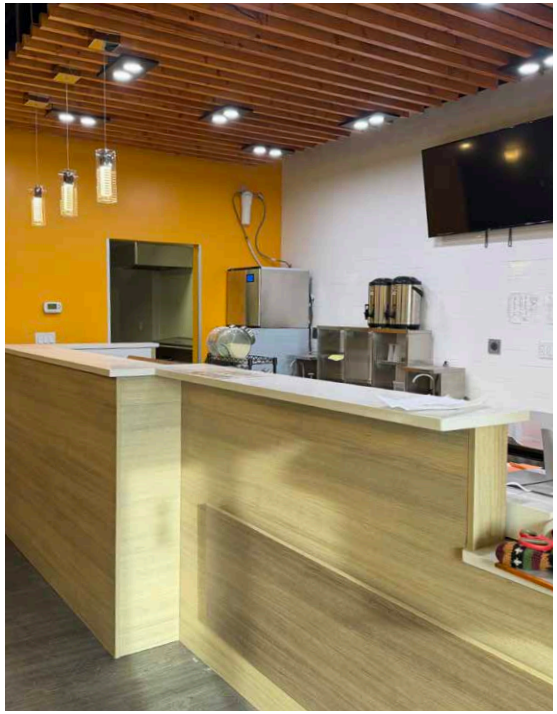
MUNICIPAL ADDRESS	UNIT 108, 1 HEBERT ROAD, ST. ALBERT, AB
LEGAL DESCRIPTION	PLAN 982 6493, BLOCK 12, LOT 39
ZONING	CC - CORRIDOR COMMERCIAL
PARKING AREA	AMPLE ONSITE PARKING
SIZE	1,099 SF
OPERATING COSTS	$14.60 / SF (ESTIMATED BUDGET 2026)

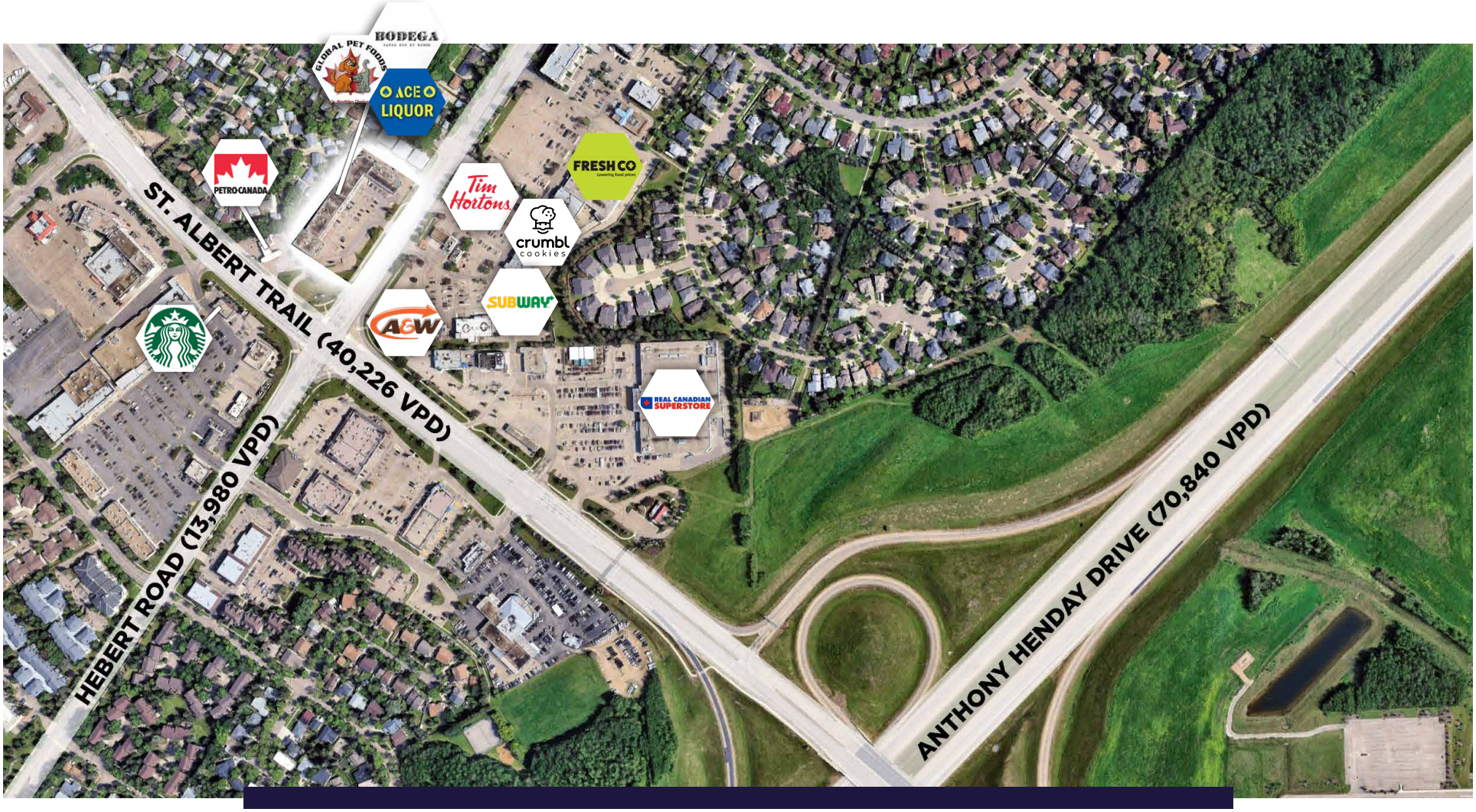


Property Highlights

- Built out as a former Bubble Tea restaurant
- No equipment in place
- Busy intersection at the entrance of St. Albert. Over 40,000 vehicles per day
- Fully leased shopping centre with great access and exposure to St. Albert Trail
- Great onsite parking
- Join: Bodega, Global Pets, ACE Liquor, Medical/ Pharmacy, St. Albert Opticians, etc.







Area Demos

2025

POPULATION

1KM	3KM	5KM
6,440	36,680	99,513

AVERAGE INCOME

1KM	3KM	5KM
$127,409	$141,544	$154,180

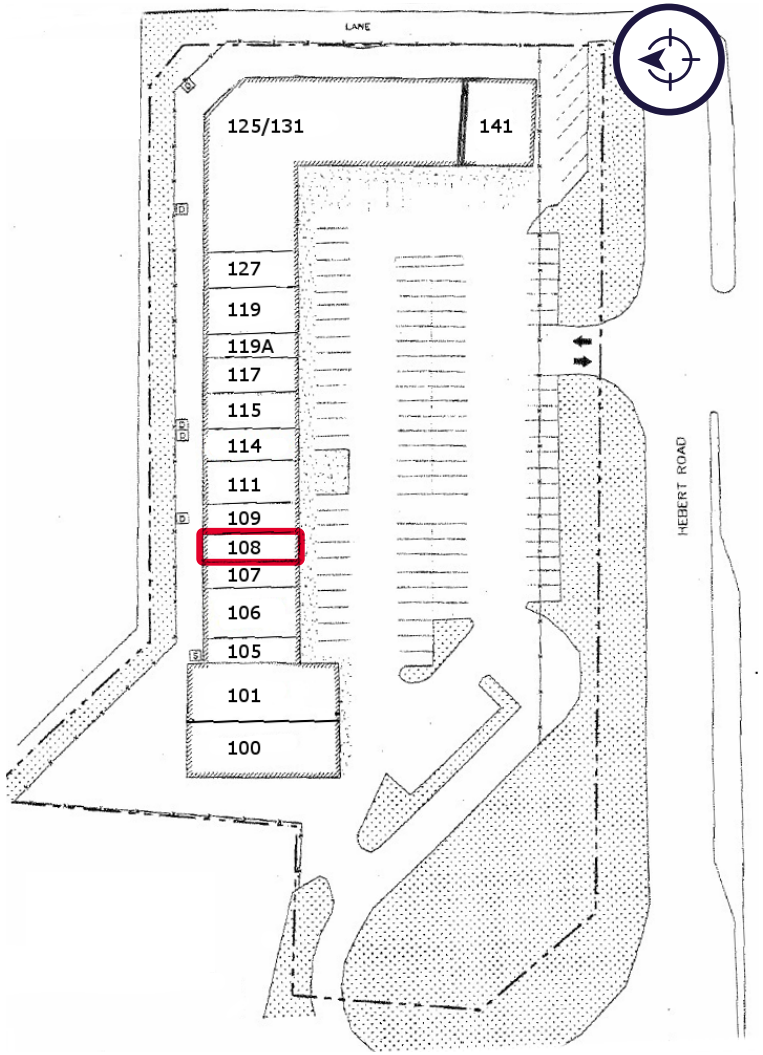
HOUSEHOLD

1KM	3KM	5KM
2,598	14,515	35,835

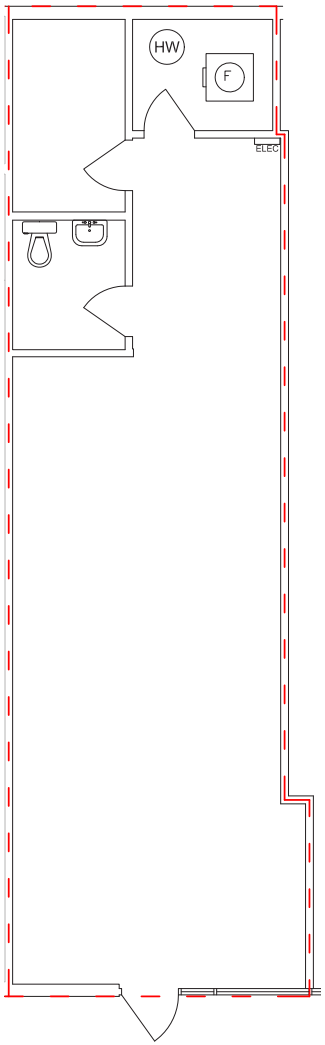
Site Plan & Tenants

100. Global Pet Foods
101. Bodega St. Albert
105. BND Beauty and Hairstyling
106. Co-Operators Insurance
107. Oxford Learning Centre
108. Quickly Bubble Tea
109. Judy's Nails
111. The Dinner Factory
114. Dr. Phone Fix
115. Barber Shop Boyz
117. St. Albert Opticians
119A. Vacant
119. Red Willow Vet Clinic
127. Lemon Grass Grill
128. Vape Shop
129. MD Medical Centres.
131/141. Ace Liquor

SITE PLAN



FLOOR PLAN



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