



**For Lease | 32 St. Anne Street, St. Albert**

# 6,511 SF High Exposure Restaurant Space

**Brand new restaurant space within a zero emissions building in the core of St Albert.**

Introducing St. [A] Square - A Niche Developments project . This exceptional dedicated restaurant space is situated at the prominent intersection of St. Albert Trail and Anne Street. With a strong focus on sustainability and a greener future, this location offers easy arterial access and a wealth of nearby amenities. Embrace the chance to make a positive impact on both your guests' palates and the planet.

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# Property Overview

|                       |                    |
|-----------------------|--------------------|
| <b>Address:</b>       | 32 St. Anne Street |
| <b>Available:</b>     | Q4 2024            |
| <b>Site Area:</b>     | 6,511 SF           |
| <b>Rooftop Patio:</b> | +/- 4,000 SF       |

|                           |                                  |
|---------------------------|----------------------------------|
| <b>Parking:</b>           | Underground, surface, street     |
| <b>Net Rent:</b>          | Market                           |
| <b>Operating Costs:</b>   | \$8.00 inclusive of heat & water |
| <b>Residential Units:</b> | 118                              |



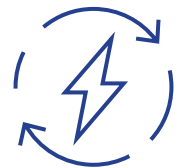
Located within a 118 unit Multi-family building



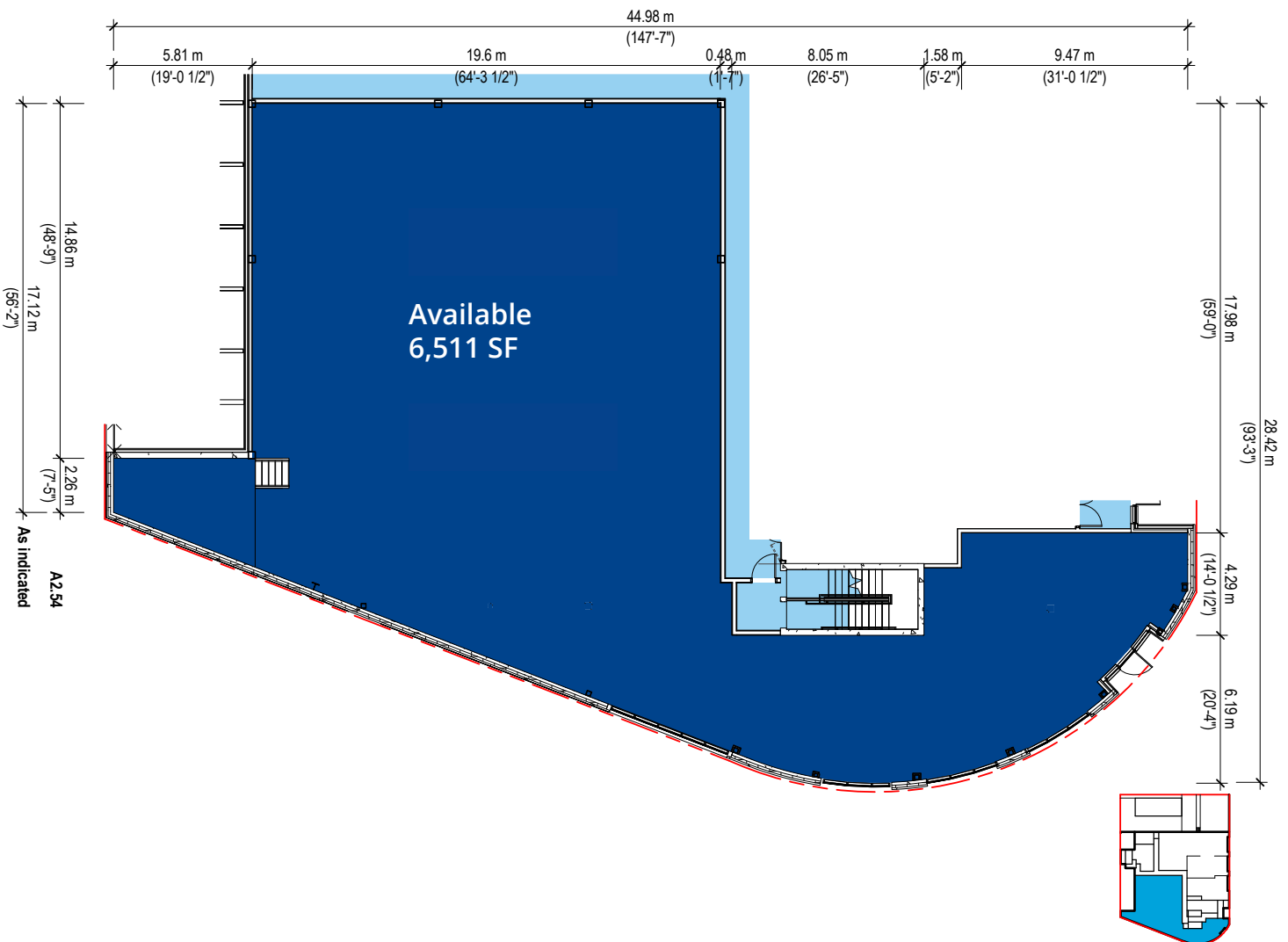
Constructed with a concrete and steel envelope



Solar panel energy system used in common areas



Zero Emission heating, cooling and air circulation



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Operating costs include water and heat.



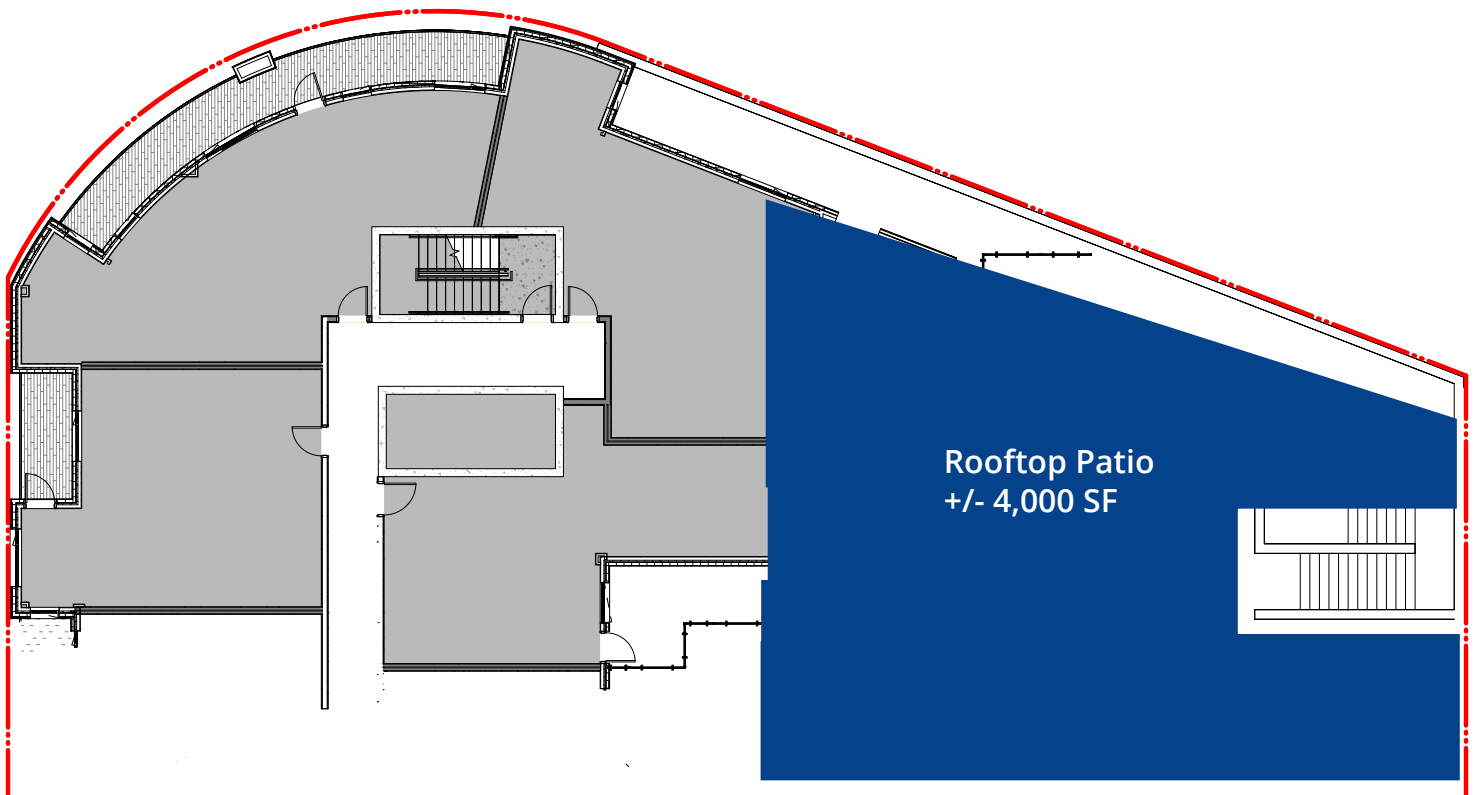
+/- 4,000 SF All Year Outdoor Patio



56,069 Vehicles per day



Ample street parking available



# Location Overview

Looking for the perfect location for your restaurant? Look no further than St. Albert! This vibrant city offers a range of compelling reasons why it's an excellent option for restaurant owners.

- Thriving community and strong local economy in St. Albert
- Affluent demographics and limited competition create opportunities for success
- Synergy between culinary and artistic worlds for a unique dining experience
- Various entertainment venues attract pre-event or post-event diners
- Convenient location near Edmonton for accessibility and tourism potential
- Attractive destination for both locals and visitors
- Rare development opportunity in the core of St. Albert
- St. Albert experiencing significant growth, offering a vibrant and expanding market for businesses.



# Market Update and Demographics



Current  
population

85,858



Projected  
population

106,807



Average  
household income

\$156,744



Unemployment  
rate within 30 km

8.4%



\$103,809,842

Amount spent at  
restaurants within a  
5 km radius



\$4,811,516

Amount spent on  
entertainment within a  
5 KM radius



\$4,495,140,900

Total household  
expenditures within a  
5 KM radius



# Property Location





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