



**GRASSROOTS**  
REALTY GROUP

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**23 Bellerose Drive  
St. Albert, Alberta**

**MLS # A2147235**



**\$8,050,000**

**Division:** Inglewood\_SALB

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** 23 Bellerose Building

**Bus. Name:** -

**Size:** 34,867 sq.ft.

**Zoning:** DC - Direct Control

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call seller directly

Located just off St. Albert Trail, the primary arterial roadway in St. Albert, the Property benefits from short drive times to key transportation routes including Anthony Henday Drive and Yellowhead Trail. The Property has eight grade doors, one ramped grade door and four dock doors. Inventory can be easily managed without disrupting walk-in customers at the front of the space. The Property is well-maintained with modern finishes in the reception and office spaces, as well as functional common boardrooms. The Property offers a functional layout for a wide range of industrial users seeking higher quality office space and conventional warehousing.