

# \$8,050,000 - 23 Bellerose Drive, St. Albert

MLS® #A2147235

**\$8,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Inglewood\_SALB, St. Albert, Alberta

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.

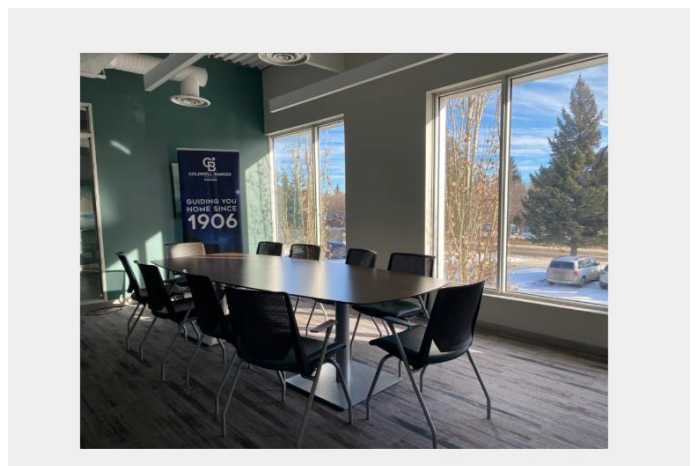
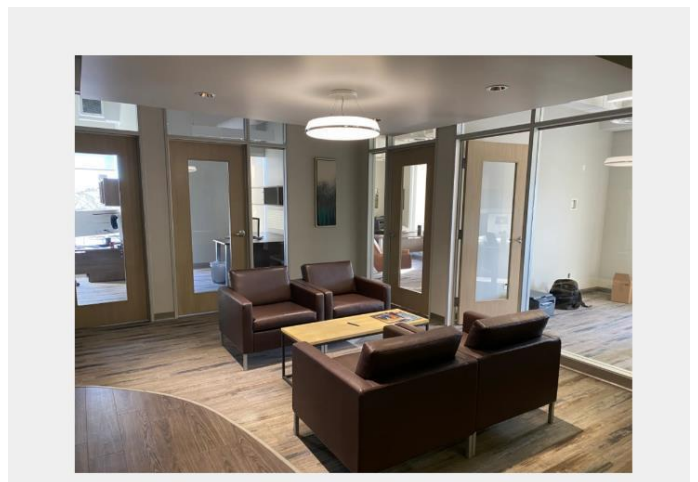
Built in 1972

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2147235    |
| Price      | \$8,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1972        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 Bellerose Drive |
| Subdivision | Inglewood_SALB     |



|             |             |
|-------------|-------------|
| City        | St. Albert  |
| County      | St. Alberta |
| Province    | Alberta     |
| Postal Code | T8N 5E1     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | July 8th, 2024      |
| Days on Market | 344                 |
| Zoning         | DC - Direct Control |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.