

## \$995,000 - # #60 20 Circle Dr, St. Albert

MLS® #E4346895

**\$995,000**

Bedroom, Bathroom, 5,316 sqft  
Industrial on 0.00 Acres

Campbell Business Park, St. Albert, AB

â€¢ Opportunity to purchase 5,316 sq.ft.  
Office/Warehouse space located in the  
Campbell Business Park â€¢ Main floor  
consists of 2,246 sq.ft. reception, offices,  
boardroom and 1,639 sq.ft. of warehouse  
storage â€¢ Second floor built out with 1,431  
sq.ft. of offices, kitchenette and open bullpen  
area â€¢ Three 12' x14' grade loading doors  
â€¢ Great location with easy access to  
Anthony Henday, Yellowhead Trail and 137th  
Avenue â€¢ IB Zoning and open floor plan  
allows for a variety of users with office, retail or  
industrial requirements

Built in 2007

### Essential Information

MLS® #	E4346895
Price	\$995,000
Square Footage	5,316
Acres	0.00
Year Built	2007
Type	Industrial

### Community Information

Address	# #60 20 Circle Dr
Area	St. Albert
Subdivision	Campbell Business Park
City	St. Albert



Province AB  
Postal Code T8N 7L4

Exterior

Construction Mixed

Additional Information

Date Listed June 22nd, 2023

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 13th, 2024 at 4:31pm MDT