

## \$3,190,000 - 15 Perron Street, St. Albert

MLS® #E4428038

**\$3,190,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Downtown (St. Albert), St. Albert, AB

15 Perron Street is a fully leased retail investment property in St. Albert. The property consists of seven leased suites with a Weighted Average Lease Term (WALT) of 3.98 years, providing stability and future leasing opportunities. The site features a 2,000 sq.ft.± courtyard for potential patio seating and is located near the St. Albert Downtown Farmers Market, which attracts over 20,000 visitors each Saturday. The property includes rear surface parking and grade loading.

Built in 2010

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4428038    |
| Price      | \$3,190,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2010        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 15 Perron Street      |
| Area        | St. Albert            |
| Subdivision | Downtown (St. Albert) |
| City        | St. Albert            |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T8N 1E5 |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 24          |

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Listing information last updated on April 30th, 2025 at 10:17pm MDT