

## \$0 - 120 71 Corriveau Avenue, St. Albert

MLS® #E4422916

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Campbell Business Park, St. Albert, AB

Exceptional office/warehouse opportunity in Campbell Industrial Park with a first class office build-out. 4172 SF floor plate with an additional 1115 SF of full load bearing mezzanine with forklift gate at NO ADDITIONAL CHARGE. Space break down is 2980 SF of premium office space with an attractive reception, 6 good sized offices, 5 with windows, board room, men's and ladies handicapped washrooms, large kitchenette and staff area. Behind the main office area and below the free mezzanine is a large shop office staging/meeting area, washroom and generous file storage area. 1192 SF of warehouse with 18' clear ceiling height, radiant heating, two stage sump drain and 12'x14' grade loading leading to a fenced and secured yard. Yard storage dedicated to this unit equal to the width of bay. Marshalling lane to be maintained and left unobstructed.

Built in 2004

### Essential Information

MLS® #	E4422916
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Industrial
Status	Active



**Community Information**

Address	120 71 Corriveau Avenue
Area	St. Albert
Subdivision	Campbell Business Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5A3

**Exterior**

Exterior	Steel Frame
Construction	Steel Frame

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	65
Zoning	Zone 24

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Listing information last updated on May 2nd, 2025 at 9:47am MDT