

# \$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 37  
Zoning Zone 24

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Listing information last updated on April 4th, 2025 at 3:47pm MDT