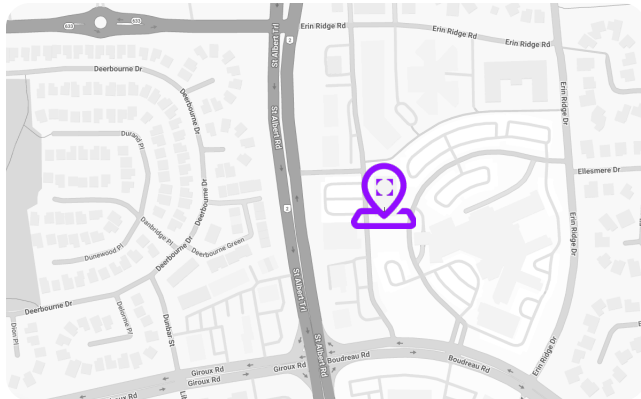




Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta



Location Highlights



Major Intersection

St. Albert Trail and Boudreau Road



Nearest Hospital

< 0.2 km Sturgeon Community Hospital



Public Transit Access

Bus Routes 201, 202, 203, 205, 208, A7-9, A14

Leasing Inquiries



German Contreras
Leasing Manager

C +1 587 439 6386

E german.contreras@nwhreit.com

W nwhproperties.com



Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta

STURGEON
WOMEN'S CENTRE

Kepler Academy
EARLY LEARNING & CARE

STURGEON
WALK-IN CLINIC & PHARMACY

ihear
unicare inc.

MIC
MEDICAL IMAGING

ACTIVE
PHYSIOWORKS
ACTIVEPHYSIOWORKS.COM
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lifemark

Property Description

Sturgeon Medical Centre is a recently constructed, three-storey, 43,673-square-foot medical outpatient building located directly adjacent to the Sturgeon Community Hospital. Offering excellent visibility along St. Albert Trail, the building features a diversified tenant mix that includes a walk-in clinic, diagnostic imaging centre, physiotherapy services, and a pharmacy. The building features a modern and efficient design, an underground parkade, and prominent exterior signage opportunities. The site is easily accessible by car or public transit and provides free surface parking for patients and visitors.

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Property Highlights

Building Size	43,673 sq.ft.
Floors	3
Asking Rent	Market
Additional Rent (2025 est.)	
Operating Costs	\$15.76
Realty Taxes	\$5.47
In Suite Cleaning Costs	\$2.40
Total	\$23.63 psf
Bike Storage	Indoor and Outdoor
Parking	Surface and Underground
Electric Vehicle Chargers	No
WiredScore	Certified