

Courtesy Of James Han Of Initia Real Estate

# \$89,000 - 207 150 Bellerose Drive, St. Albert

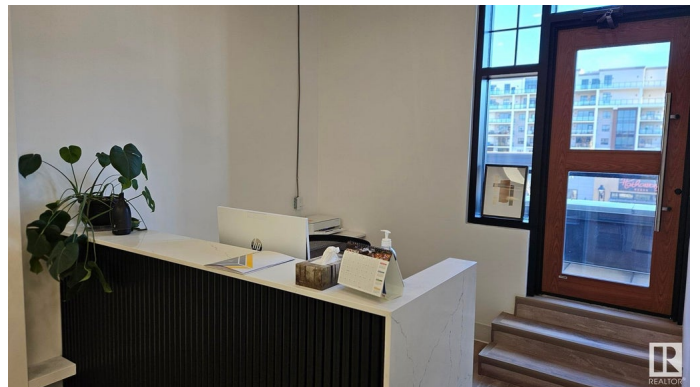
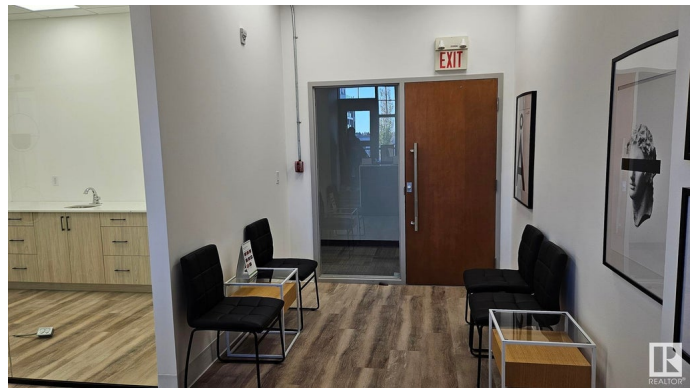
MLS® #E4414042

**\$89,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Oakmont, St. Albert, AB

A gem in the heart of St Albert, this modern, fully equipped medical facility is ready for you to take over and make your mark. The current business is a denture clinic however it can be converted to other medical usage such as hearing clinic, pulmonary testing lab, doctor clinic or even cosmetic clinic, beauty tattooing and a large array of possibilities. The spacious customers waiting area, a central reception, and three operatory rooms, all with quartz countertops, cupboards, and sinks. An all-inclusive lab and sterilization area meet your professional needs. The high open ceiling design floods the space with natural sunlight, creating a welcoming atmosphere. Elegant glass walls ensure privacy, and the durable commercial vinyl floors ensure easy maintenance. It has heated underground parking and located in a bustling plaza with high-end amenities, you're guaranteed ample foot traffic and visibility. Your business will stand out with our large signage.



Built in 2014

## Essential Information

MLS® #	E4414042
Price	\$89,000
Bathrooms	0.00
Acres	0.00

Year Built	2014
Type	Business
Status	Active

### **Community Information**

Address	207 150 Bellerose Drive
Area	St. Albert
Subdivision	Oakmont
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 8N8

### **Additional Information**

Date Listed	November 19th, 2024
Days on Market	150
Zoning	Zone 24

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Listing information last updated on April 18th, 2025 at 12:32pm MDT