

## \$0 - 1 54312 Rr 255, St. Albert

MLS® #E4447137

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, St. Albert, AB

Located on 121 acres in the northwest part of St. Albert, this exceptional investment property offers two high-quality industrial buildings with flexible leasing options. Built with durability and functionality in mind, both structures feature solid concrete floors, 3-phase power, radiant heat, and metal exteriors. The first building, constructed in 2010, spans 6,000 square feet and includes three oversized 14x16 overhead doors—ideal for equipment access and heavy-duty operations. The second building, completed in 2011, offers 9,600 square feet of space and is equipped with five matching 14x16 overhead doors. Both buildings showcase high-quality construction and are well-suited for a range of commercial or industrial uses. The surrounding yard space is secured with frost fencing and includes additional fencing suitable for hobby livestock. The entire property is fully enclosed, providing added security and clear boundaries. With the option to lease one or both buildings.

Built in 2011

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4447137 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2011     |



|        |            |
|--------|------------|
| Type   | Industrial |
| Status | Active     |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1 54312 Rr 255 |
| Area        | St. Albert     |
| Subdivision | None           |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 0T6        |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Metal, Steel Frame |
| Construction | Metal, Steel Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 24         |

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Listing information last updated on August 28th, 2025 at 1:47am MDT