

Courtesy Of James Han Of Initia Real Estate

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

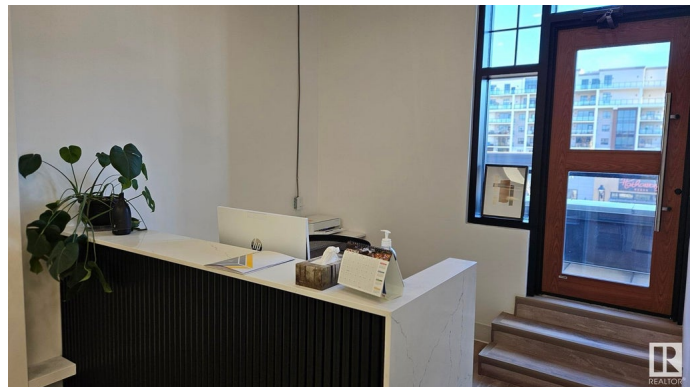
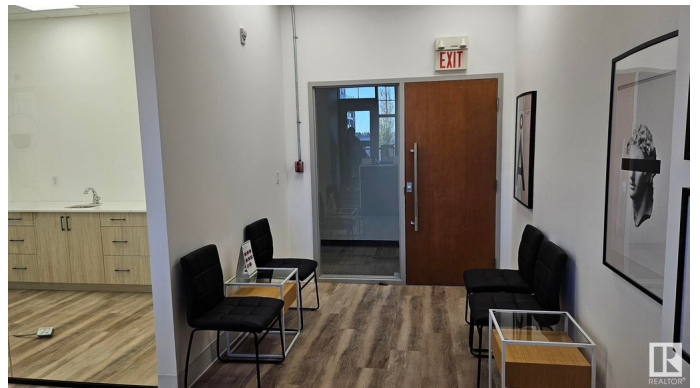
MLS® #E4414042

**\$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 | 136                 |
| Zoning         | Zone 24             |

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Listing information last updated on April 4th, 2025 at 6:02am MDT