

Judicial Land Listing

# MARK MESSIER TRAIL LANDS



# THE OFFERING

This 3.02 acre parcel is positioned on the western flank of Mark Messier Trail, which serves as the primary route linking St. Albert with Edmonton, and also acts as a frequently trafficked connector between Anthony Henday Drive and the Yellowhead Trail. The Site benefits from its location at the confluence of areas featuring a significant population base, as well as multiple employment nodes, providing a diverse clientele for future users of the Property.

All inquiries regarding the Property or any information contained in this document is to be directed to CBRE, at the attention of the National Investment Team (Edmonton), on behalf of the Court of King's Bench. All offers are subject to approval and acceptance by the Court. Offers are subject to the terms and conditions contained in Schedule "A" which can be accessed via the dataroom. Schedule "A" must be attached and form part of any offer submitted.

# ABOUT THE AREA

The Site holds a key location within the Mistatim Industrial neighbourhood, positioned along Mark Messier Trail. This principal route facilitates north-south movement from St. Albert, passing through northwest Edmonton to reach the amenities and employment centers of downtown Edmonton, and continuing into south central Edmonton. The Site also benefits from proximity to 137<sup>th</sup> Avenue, the primary east-west arterial roadway through north Edmonton, providing remarkable connectivity.

The Mistatim Industrial area acts as the gateway from St. Albert into Edmonton, providing retailers and businesses with a substantial customer base of daily commuters, which complements the nearly 575,000 residents living within a 15 minute drive of the Site. Current industrial and retail developments in the vicinity are expected to draw additional commuters, further increasing the area's traffic volume.



# PROPERTY DETAILS

MUNICIPAL ADDRESS	14620 Mark Messier Trail, Edmonton, Alberta
LEGAL ADDRESS	Plan 3054HW; Block B; Lot B
NEIGHBOURHOOD	Mistatim Industrial
SITE SIZE	3.02 Acres
ZONING	BE (Business Employment)
MAX HEIGHT	16m
MAX DENSITY	85,169GFA (1.6X FAR)
LIST PRICE	\$1,872,000.00 (\$619,868.00 / Acre)
ESTIMATED OFFSITE LEVIES	\$254,000.00 (to be confirmed by purchaser)
SITE SERVICING	Necessary services are located at or near the property line (to be confirmed by purchaser).

# PROPERTY OVERVIEW

Zoned BE – Business Employment, the site accommodates a wide range of commercial uses, as well as some industrial, community, and service-based uses.

The Site's frontage on Mark Messier Trail provides exposure to 33,000 vehicles per day and proximity to both Anthony Henday Drive and Yellowhead Trail offer convenient access to the greater Edmonton region.

## PERMITTED USES

### Industrial Uses

- Crematorium
- Indoor Self Storage
- Minor Industrial

### Community Uses

- Child Care Service
- Community Service
- Special Event

### Commercial Uses

- Bar
- Body Rub Centre
- Cannabis Retail Store
- Custom Manufacturing
- Food & Drink Service
- Health Service
- Indoor Sales & Service
- Liquor Store

- Major Indoor Entertainment
- Minor Indoor Entertainment
- Office
- Outdoor Entertainment
- Outdoor Sales & Service
- Vehicle Support Service

### Basic Service Uses

- Emergency Service
- Minor Utility
- Recycling Drop-Off Centre
- Transit Facility

### Agricultural Uses

- Urban Agriculture

# AREA STATISTICS

5KM RADIUS

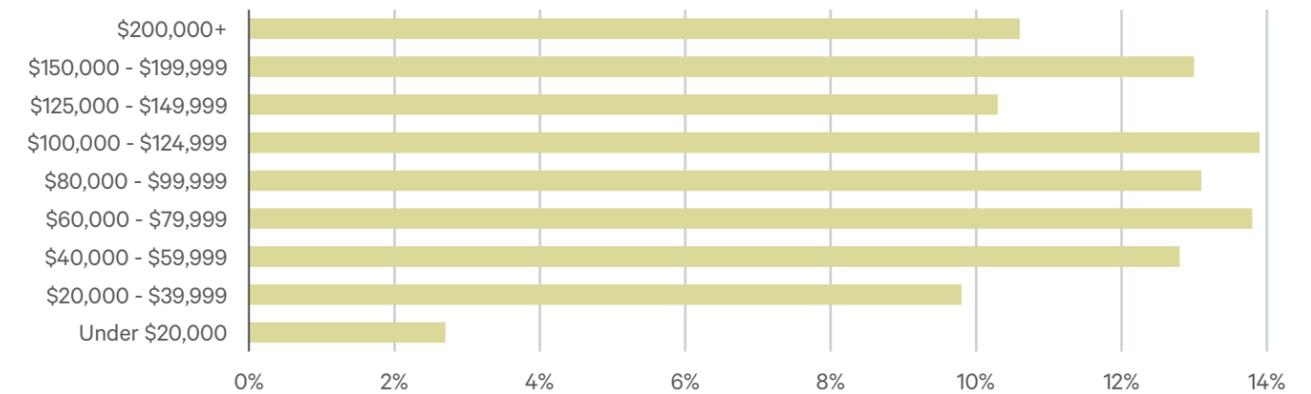
AVG. HOUSEHOLD INCOME - 2025  
**\$123,674**

RETAIL SPEND PER CAPITA - 2025  
**\$20,171**

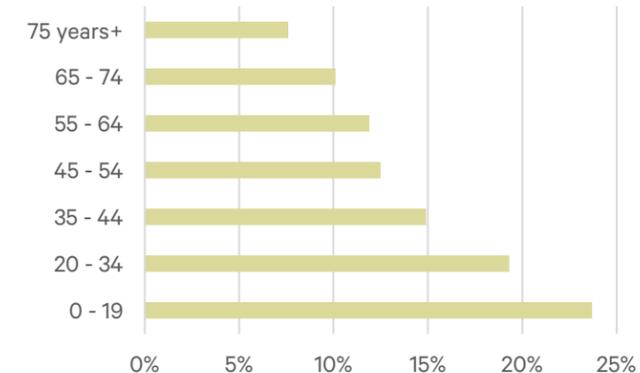
DAYTIME POPULATION - 2025  
**133,242**

MEDIAN AGE - 2025  
**39.7**

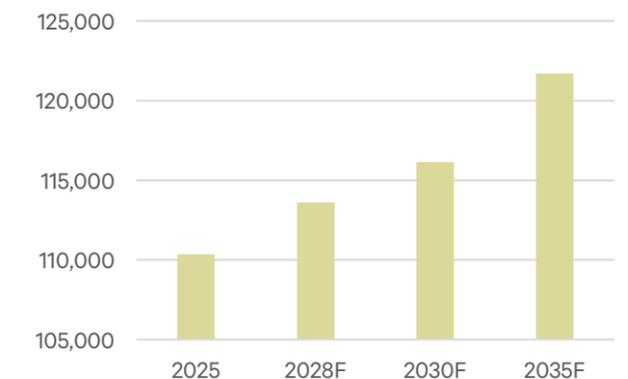
## HOUSEHOLD INCOME - 2025



## POPULATION BY AGE - 2025



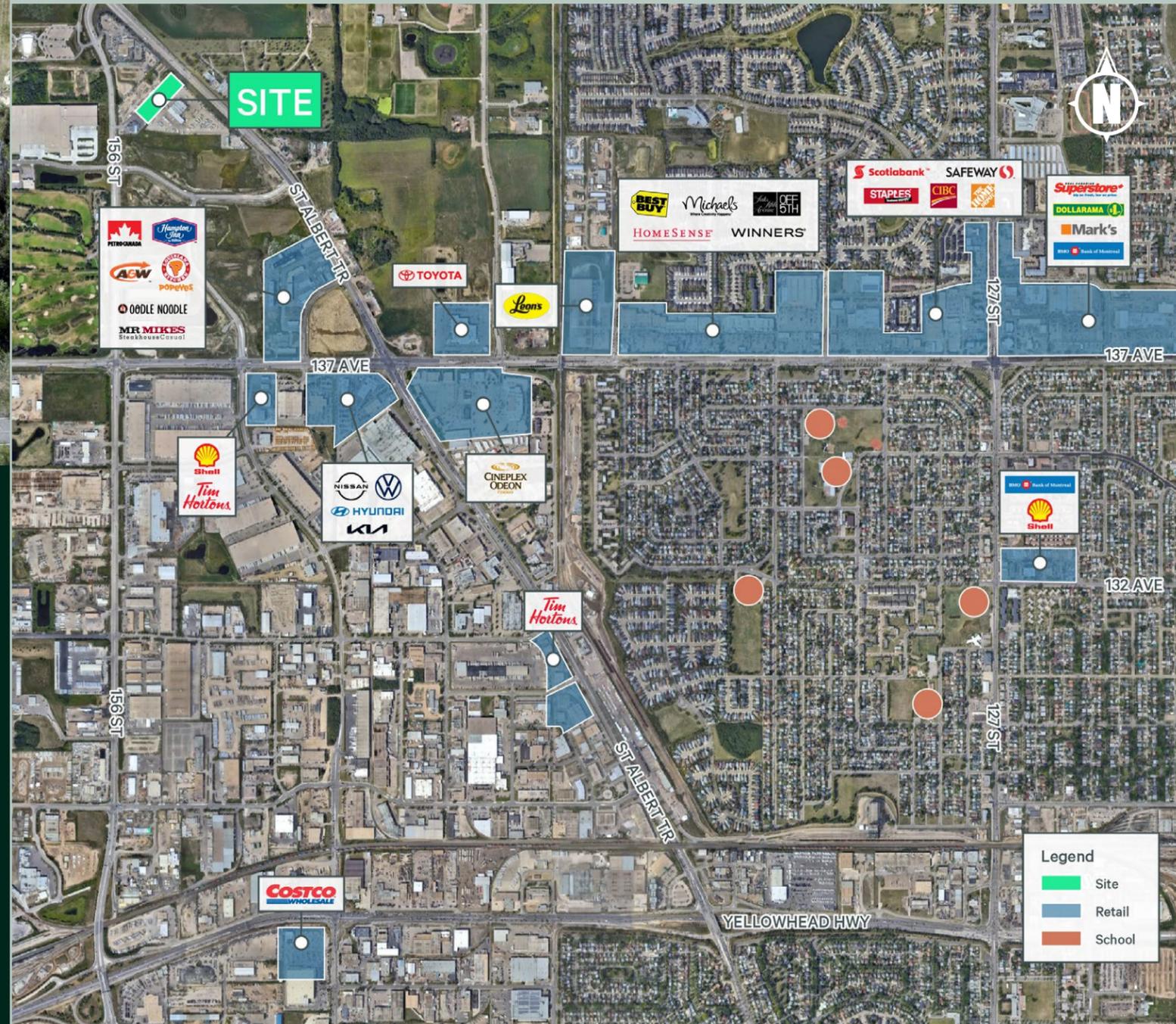
## PROJECTED POPULATION GROWTH





# TRAFFIC COUNT

MARK MESSIER TRAIL  
32,912 VEHICLES PER DAY



## PROXIMITY TO AMENITIES & ENTERTAINMENT

**ANTHONY HENDAY DRIVE**  
2.0KM  
**3 MIN. DRIVE**

**137<sup>TH</sup> AVENUE**  
1.4KM  
**3 MIN. DRIVE**

**YELLOWHEAD TRAIL**  
3.7KM  
**6 MIN. DRIVE**

**CENTRAL ST. ALBERT**  
4.3KM  
**7 MIN. DRIVE**

**DOWNTOWN EDMONTON**  
10.6KM  
**20 MIN. DRIVE**

RETAIL NODES

# MARK MESSIER

# TRAIL LANDS

## CONTACT US:

**DAVID YOUNG**

Executive Vice President  
780 917 4625  
dave.young@cbre.com

**GRANT LARMOUR**

Senior Vice President  
780 917 4642  
grant.larmour@cbre.com

**CURTIS PALMER, CFA**

Senior Vice President  
780 917 4644  
curtis.palmer@cbre.com

**THOMAS CHIBRI, CFA**

Vice President  
780 917 4639  
thomas.chibri@cbre.com

**CODY NELSON**

Vice President  
780 229 4689  
cody.nelson@cbre.com

**JOEY ZAPERNICK, CFA**

Director, Financial Analysis  
780 229 4655  
joey.zapernick@cbre.com

**SATPAL DHILLON, CFA**

Senior Financial Analyst  
780 229 0148  
satpal.dhillon@cbre.com

**GWEN WILKINSON**

Client Services Coordinator  
780 917 4640  
gwen.wilkinson@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.