FOR SALE

From $395 PSF

SHOPPES AT NW CROSSING

180 to 244 Mistatim Road NW, Edmonton

Leasing opportunities available

Property Description

- Units available from 1254 SF +/- gross leasable
- High exposure and great access from St.Albert Trail/Mark /Messier Trail (approximately 70,000 VPD)
- Over 90 parking stalls and street parking in front, side and back in development
- Pylon and multiple signage opportunities
- Surrounding businesses are Petro Canada, A&W, Car Wash, Popeyes and a branded Hotel

SEEKING:

- Restaurant
- Massage
- Speciality medical
- Optometrist
- Physio
- Veterinarian
- Accounting
- Law firms, etc.

CURRENT BUSINESSES:

- Pharmacy
- Chiropractor
- Indian restaurant
- Pet care
- Tutoring Centre
- Edward Jones (Financial Advisors)
- Thai restaurant

Legal	Plan 1721164, Block 3, Lot 1
Zoning	CB2 - General Business Zone
Unit Size	± 1,251 SF to ± 6,500 SF
OP Costs	$7.50 PSF/Annum Includes common area maintenance, and building insurance. (not including property taxes)
Price	From $395.00 PSF
Base Rent	$30.00 PSF
Possession	Immediately

RE/MAX COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

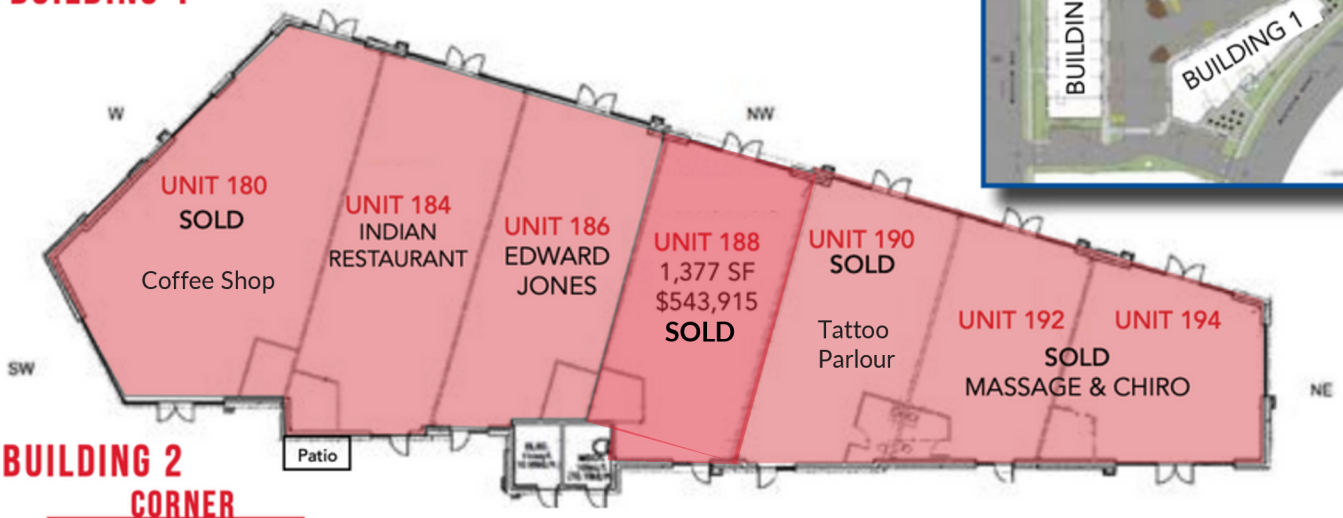
RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

(780) 994 1646 ravi.thakur@commercialyeg.ca

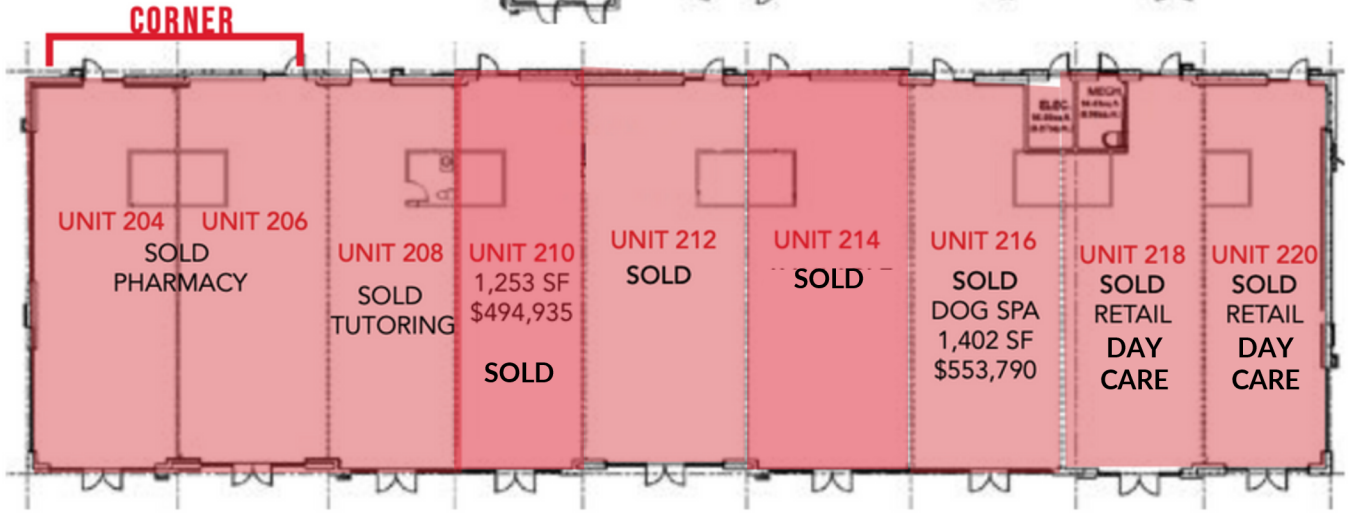
FLOOR PLAN -180 MISTATIM ROAD NW

*UNIT SIZE +\- APPROXIMATE

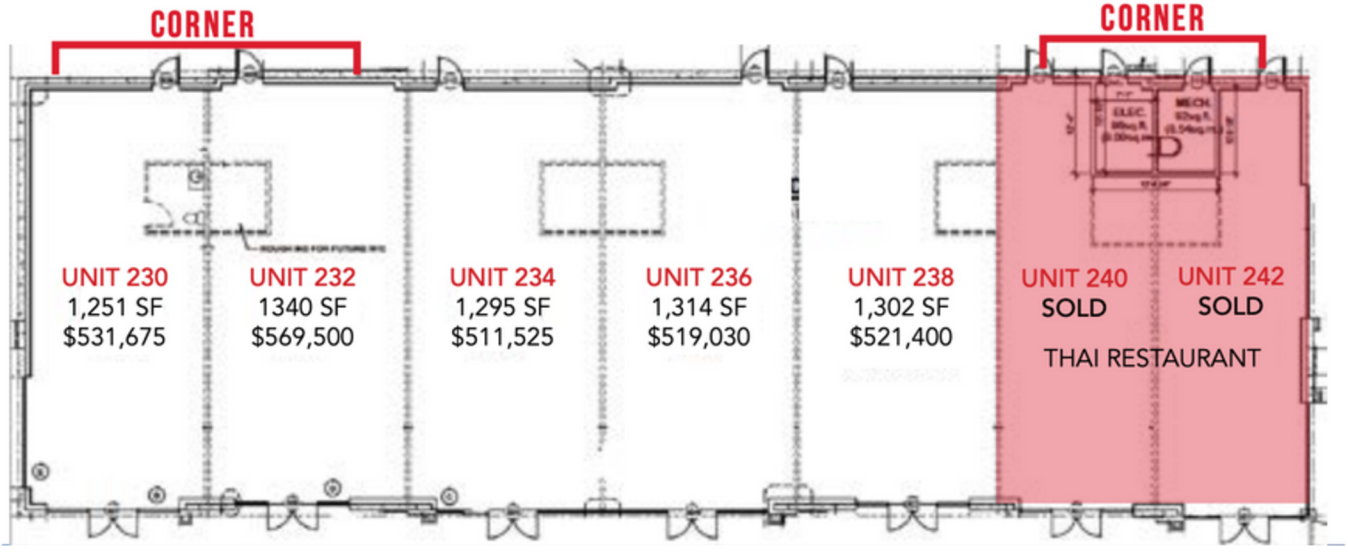
BUILDING 1



BUILDING 2

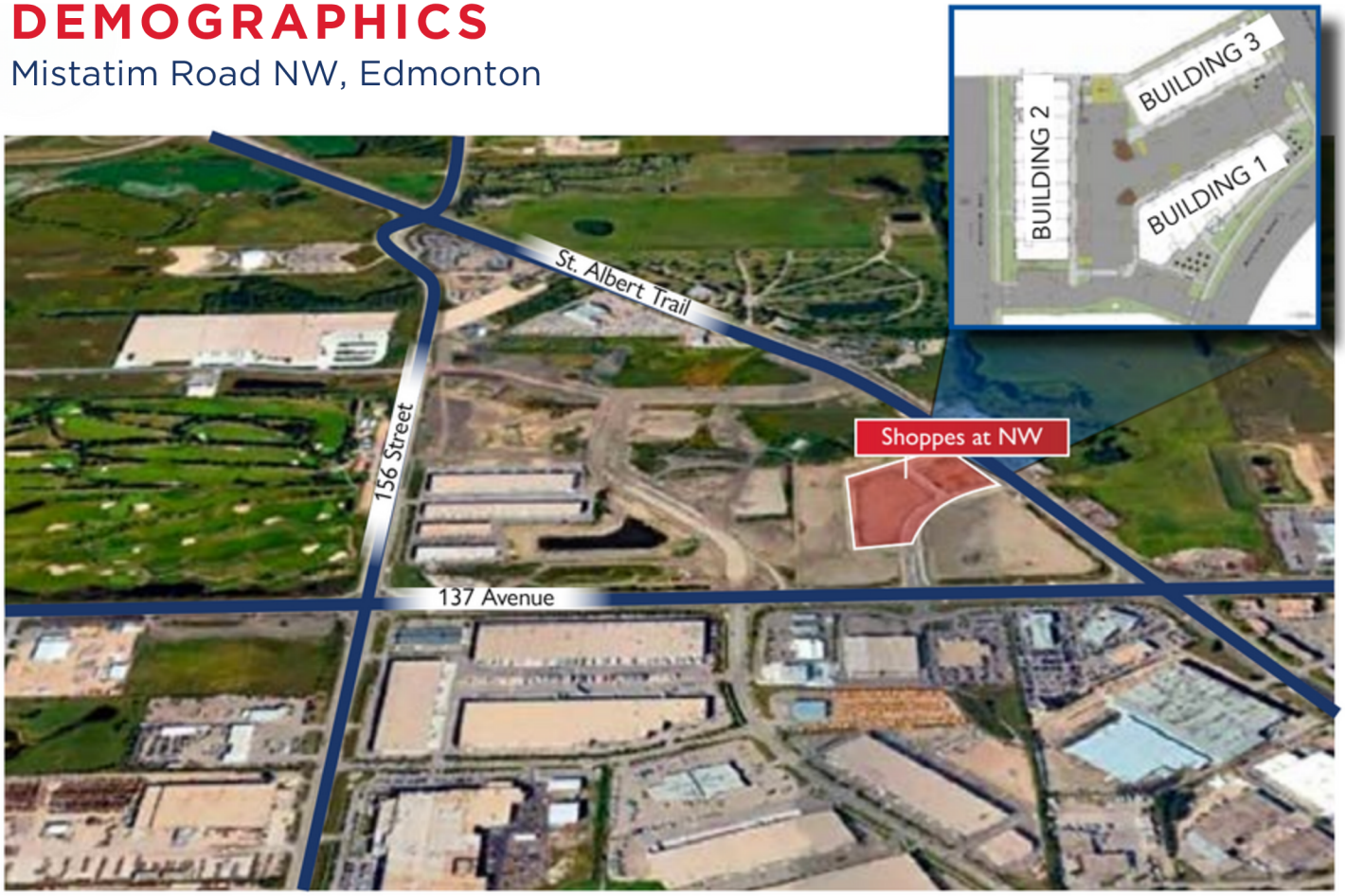


BUILDING 3



DEMOGRAPHICS

Mistatim Road NW, Edmonton



Mistatim

Located in Edmonton's Northwest Industrial District, the area is well served with rail connections and major regional and provincial roadways. Immediately to the north and northwest of Mistatim lies the City of St. Albert. Nearby are neighbourhoods like Wellington, Pembina, and Hudson.

Mistatim Industrial is predominately zoned for medium industrial uses. The mixture of industrial land uses in Mistatim has progressed from heavy industrial use in the western portion of the area, to medium and light in the eastern sector. The main industries currently in the region include construction, auto detailing, repair, and sale, transportation and warehousing, and wholesale. Retail and professional services are also prominent in the area.

CONTACT:

RAVI THAKUR, MBA, ACP
Vice President | Retail Sales & Leasing, New Developments

(780) 994 1646
ravi.thakur@commercialyeg.ca

#1 RE/MAX COMMERCIAL TEAM WORLDWIDE
BY COMMISSIONS PAID
2017, 2018, 2019, 2021, 2023

RE/MAX COMMERCIAL
RE/MAX EXCELLENCE COMMERCIAL DIVISION

This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. RE/MAX Excellence Commercial Division office is independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure..Stats are subject to change; please call for more information.