



**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

### Ravi Thakur, MBA, ACP

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**Plan 1721164, Block 3, Lot 1**  
 LEGAL

**CB2 - General Business Zone**  
 ZONING

**1251 sf to 6500 SF +/-**  
 UNIT SIZE

**\$7.50 psf/annum includes common area maintenance, and building insurance (not including property taxes) OP COSTS**

**From \$395.00 PSF**  
 PRICE

**\$30.00 PSF**  
 BASE RENT

**Immediately**  
 POSSESSION



**#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023\***  
**201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca**

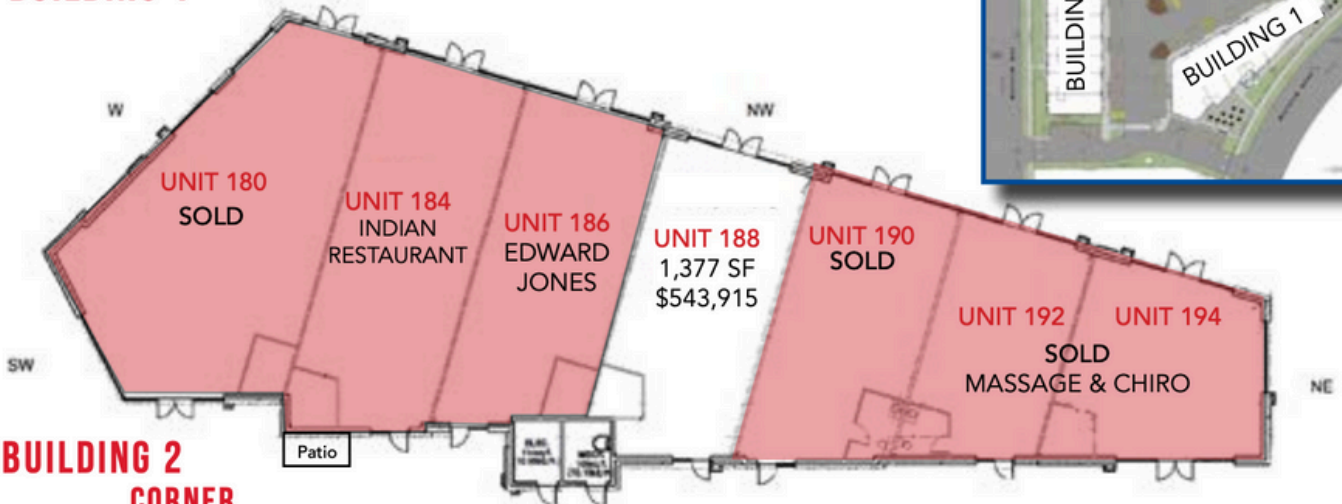
The informa on contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# FLOOR PLAN -180 MISTATIM ROAD NW

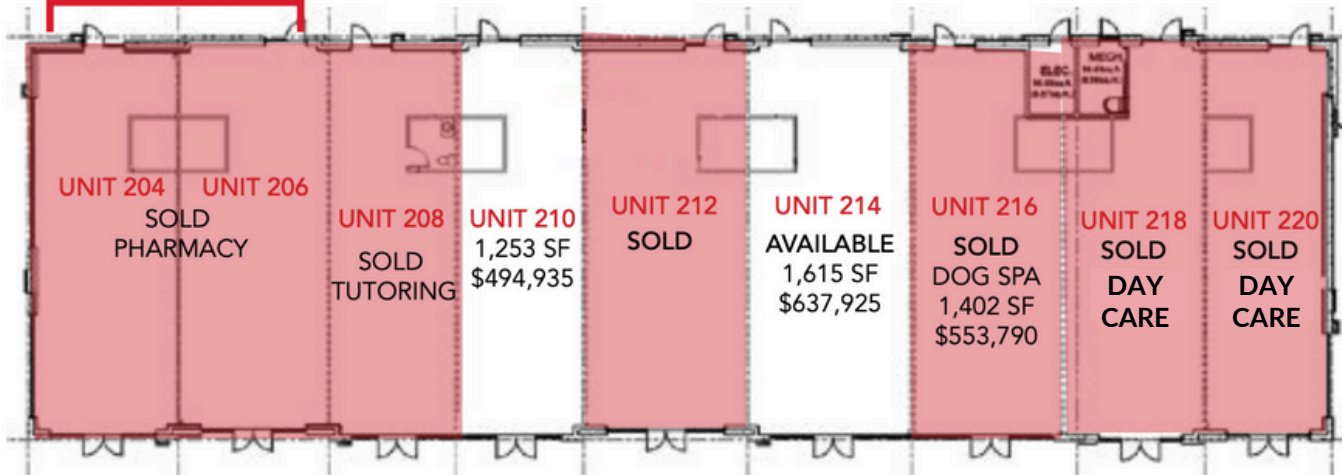
\*UNIT SIZE +/- APPROXIMATE



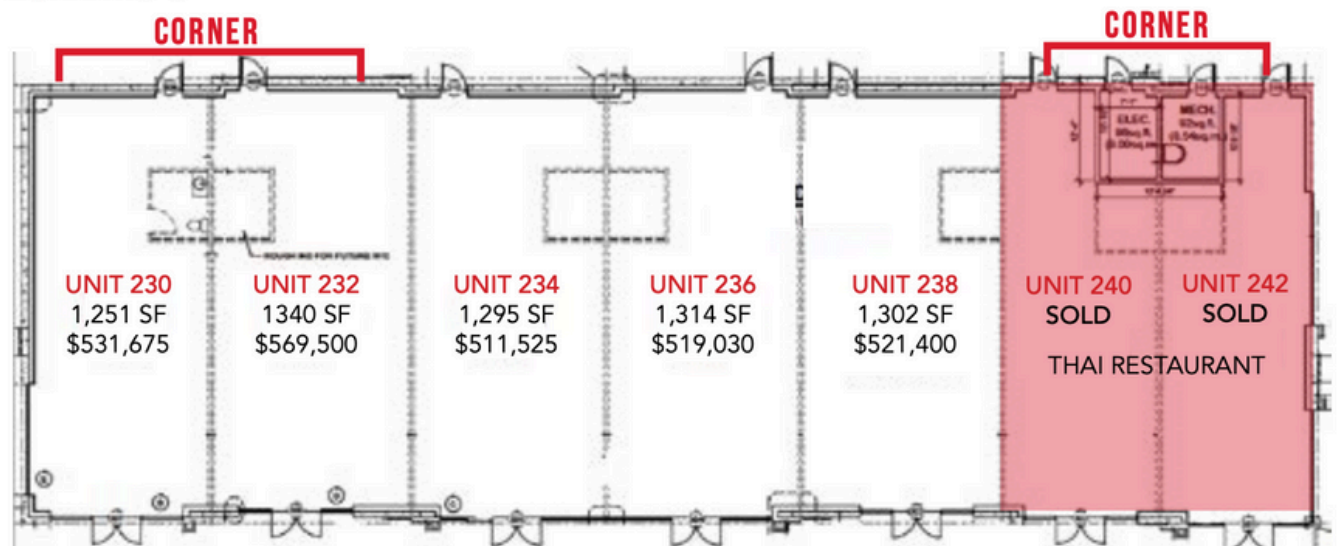
## BUILDING 1



## BUILDING 2 CORNER



## BUILDING 3





# DEMOGRAPHICS

3KM RADIUS IN 2024



## 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.