

SALE/LEASE

±1,100 - 5,000 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



15503 - 128 Avenue NW, Edmonton, AB

ALLIANCE CENTRE MISTAMIN

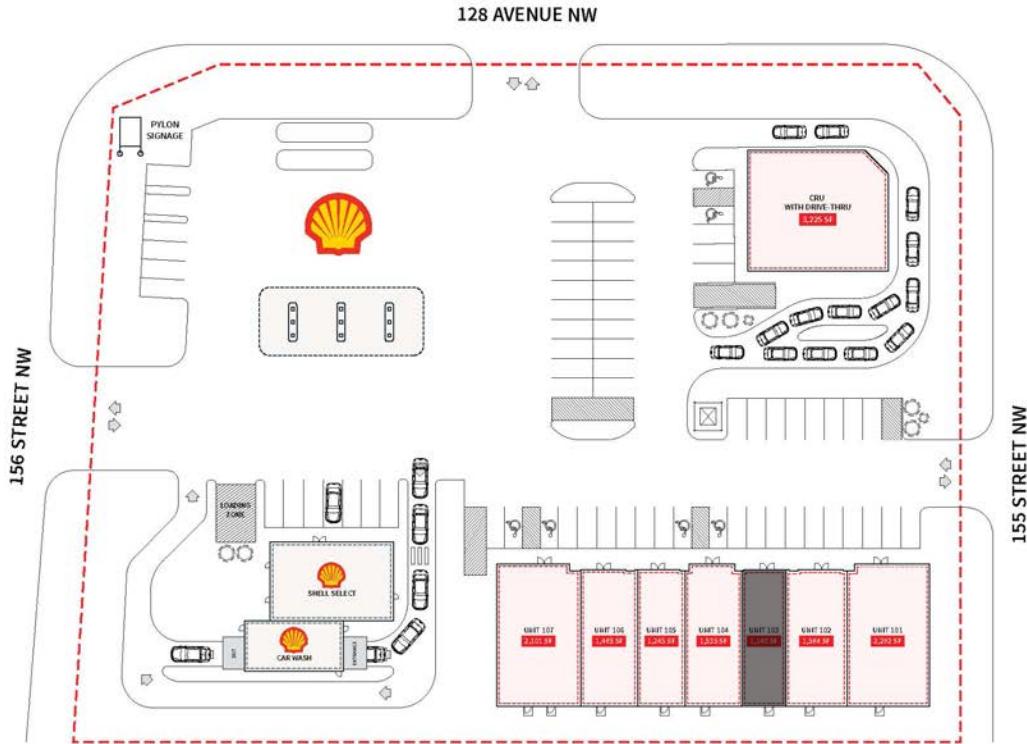
Property Highlights

- Alliance Centre Mistamin features over 12,500 Sq. Ft. of prime retail space, gas bar and, carwash
- Located in northwest Edmonton, just north of the Yellowhead Trail at 156 St
- This retail complex offers many services catering to the northwest industrial zone
- Liquor and cannabis permits are in place
- Ideal users: cannabis, liquor, quick service restaurant, smoke shop
- Join Shell Gas Bar, Carwash, and Subway
- Areas to lease: 1,100 - 5,000 Sq. Ft. (+/-)
- **Units can be sold separated or as multiple for investment**
- **Commercial Development for sale with current rent roll and income at market rates.**

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Area Demographics

(2020 Statistics)

	3km	5km
Population	10,371	102,611
Daytime Population	47,189	166,424
Households	3,647	38,545
Avg. Household Income	\$100,713	\$101,383
Avg. Household Spending	\$97,819	\$100,014
Median Age	38.2	38

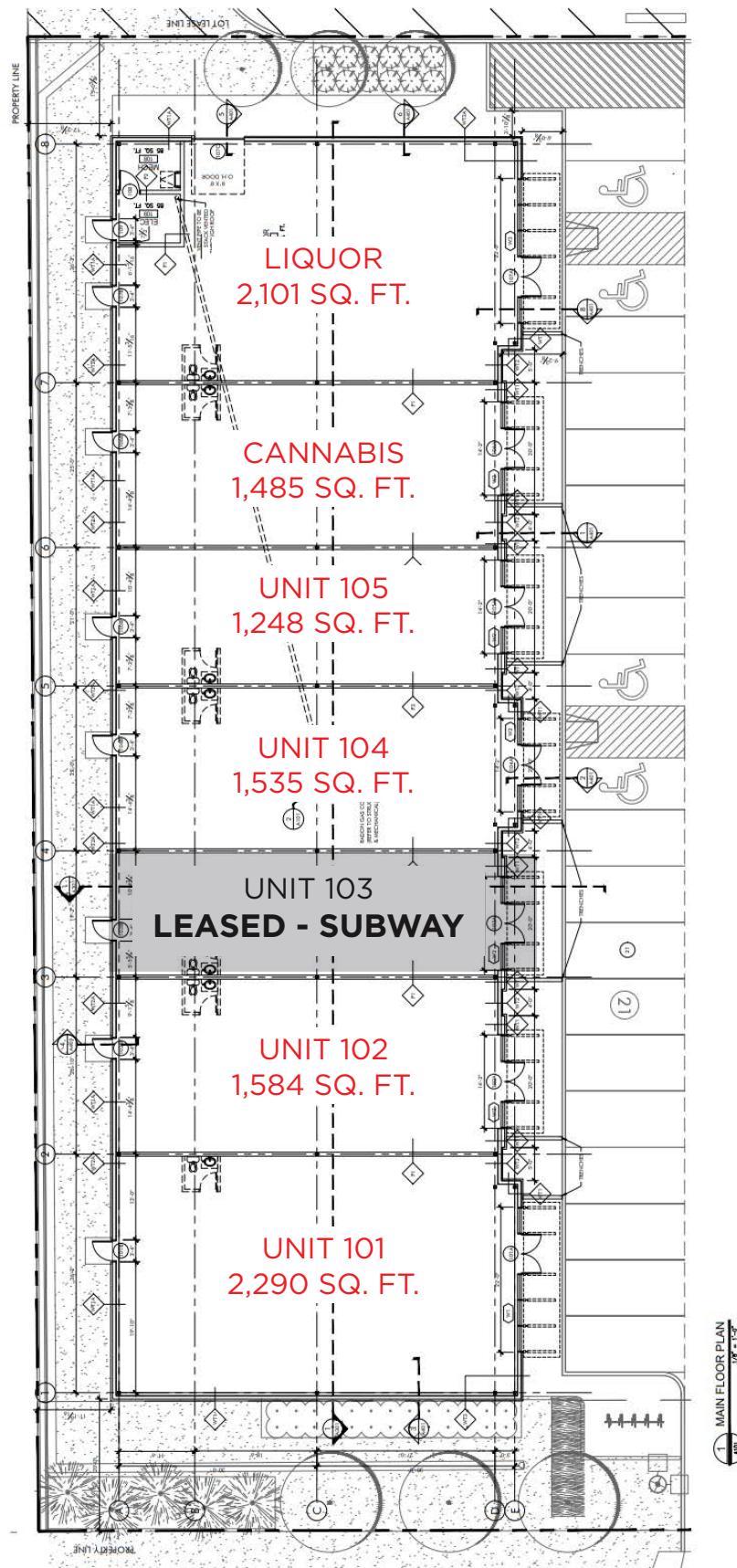


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Floor Plan



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Property Information

Address: 15503 - 128 Avenue NW, Edmonton, AB

Legal Description: Plan 1923013 Block B Lot 16

Size: 1,100 - 5,000 Sq. Ft. (+/-)

Parking: Ample Surface Parking On Site (61 Stalls)

Zoning: IB (Industrial Business)

Lease Rate: Market

OP Cost: \$10.00/Sq.Ft. (Utilities Not Included)

Contact

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