

Immediately Developable Commercial Opportunity With Approved Development Permit

MISTATIM LANDS



THE OFFERING

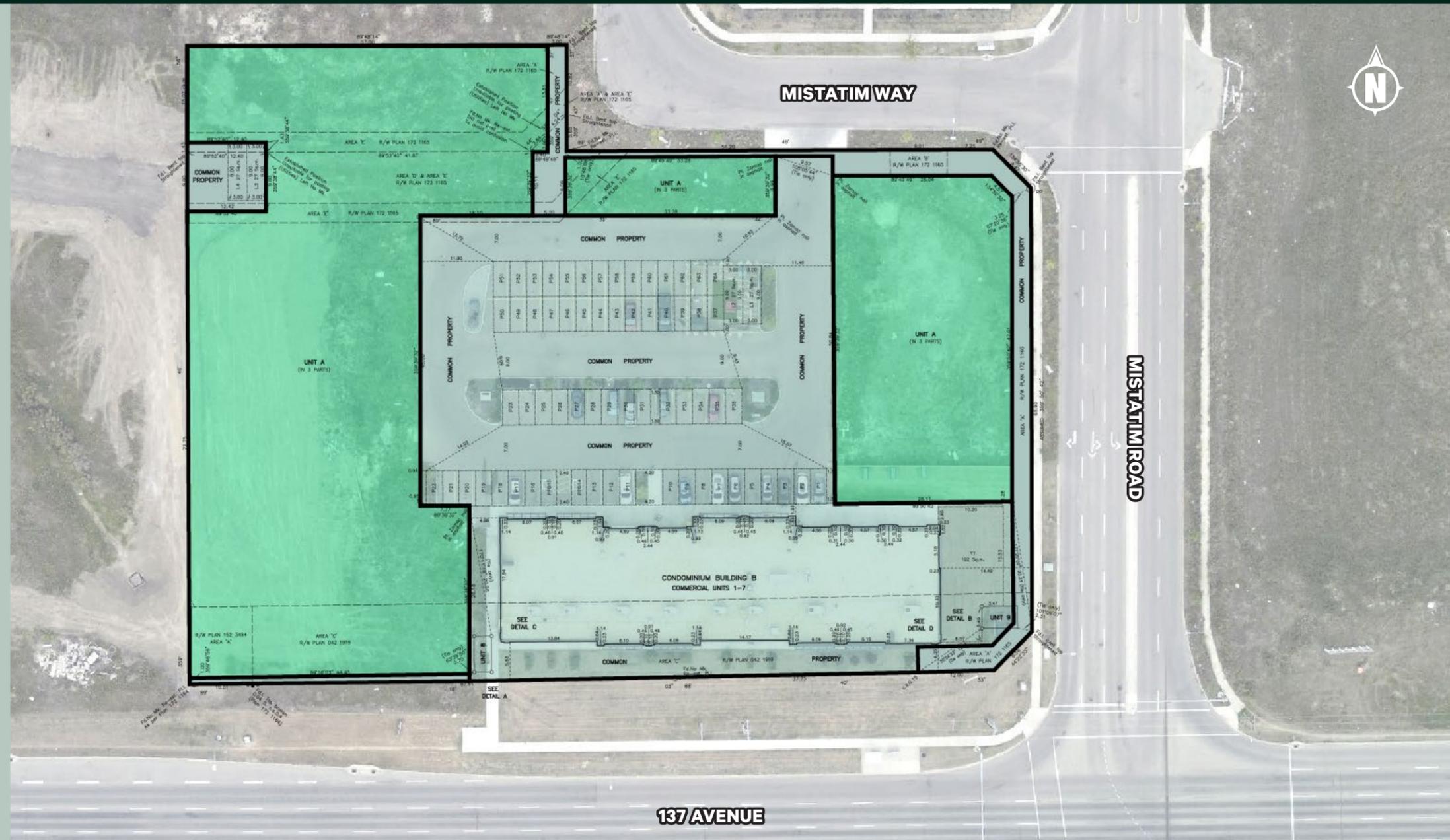
This fully serviced development opportunity, comprised of 1.46 acres of development land and 0.77 acres of parking lot, is positioned on the north side of 137th Avenue, a major east-west thoroughfare through north Edmonton. The Property's location, at the intersection of residential and commercial areas, is ideal for attracting a diverse customer base for its future occupants.

The Site has existing plans and (approved, but expired) development permit available with all supporting documents for immediate permit revival and development of two CRU buildings totalling 28,961 SF.

ABOUT THE AREA

The Site holds a prime location within the Mistatim Industrial neighbourhood, positioned along 137th Avenue, the primary east-west arterial roadway through north Edmonton, providing remarkable connectivity and access. The Site also benefits from proximity to Mark Messier Trail, a major route that 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 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	403 Mistatim Way NW, Edmonton, Alberta
LEGAL ADDRESS	Plan 2120827; Unit A
NEIGHBOURHOOD	Mistatim Industrial
SITE SIZE	1.46 Acres Development Land 0.77 Acres Common Land Area (Parking Lot)
BUILD BLOCKS	Block A: ±30,913 Sq. Ft. Block B: ±15,330 Sq. Ft. Block C: ±3,220 Sq. Ft.
ZONING	CB - Business Commercial
MAX HEIGHT	16M
LIST PRICE	\$2,000,000 (\$1.36M Per Developable Acre)

PROPERTY OVERVIEW

Currently zoned CB – Business Commercial, the site accommodates a wide range of commercial uses, as well as some industrial, community, and service-based uses.

The Site's frontage on 137th Avenue provides exposure over 28,000 vehicles per day and proximity to both Anthony Henday Drive and Yellowhead Trail offer convenient access to the greater Edmonton region.

PERMITTED USES

Commercial Uses

- Bar
- Cannabis Retail Store
- Custom Manufacturing
- Food & Drink Service (excluding standalone drive-thru burger sales)
- Health Service (excluding chiropractor services, optometry or related services)

- Indoor Sales & Service (excluding grocery, supermarket, convenience store, or pharmacy that exceeds 2,500 SF)
- Liquor Store
- Major Indoor Entertainment
- Minor Indoor Entertainment
- Office
- Outdoor Sales & Service
- Standalone Parking Facility

Community Uses

- Child Care Services
- Community Service
- Library
- Special Event
- Emergency Service
- Health Care Facility
- Recycling Drop-Off Centre
- Transit Facility
- Urban Agriculture (excluding animal raising facilities)

Residential Uses

- Supportive Housing

Industrial Uses

- Crematorium
- Indoor Self Storage

AREA STATISTICS

5KM RADIUS

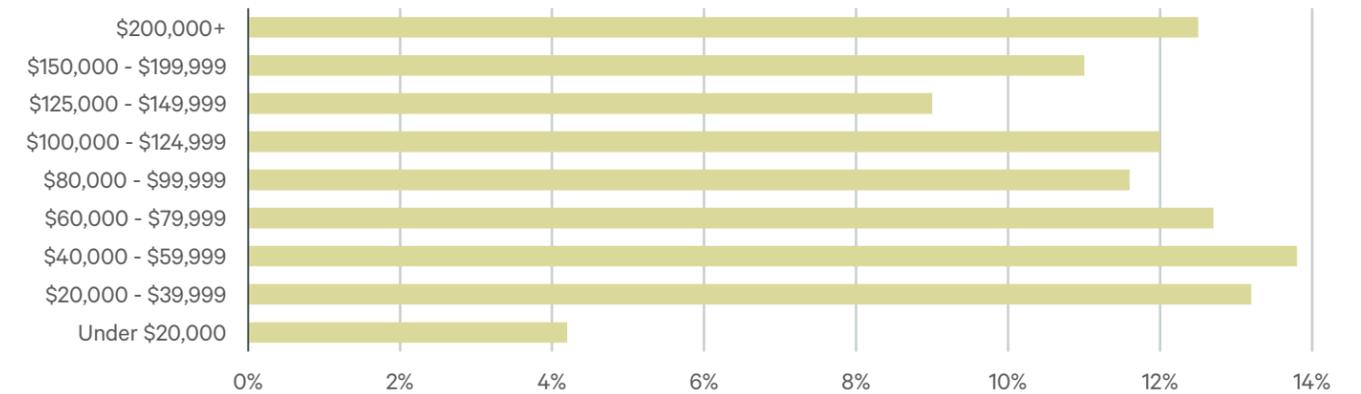
AVG. HOUSEHOLD INCOME - 2025
\$112,326

RETAIL SPEND PER CAPITA - 2025
\$19,205

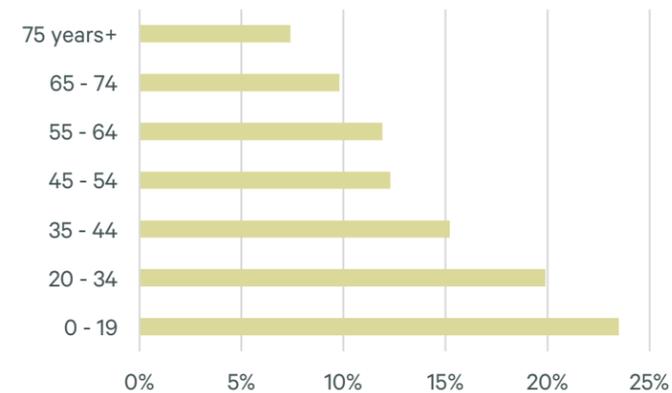
DAYTIME POPULATION - 2025
146,134

MEDIAN AGE - 2025
39.3

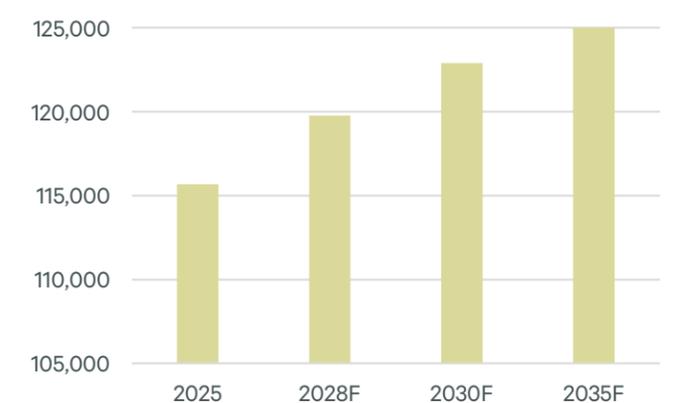
HOUSEHOLD INCOME - 2025



POPULATION BY AGE - 2025



PROJECTED POPULATION GROWTH - 2025





TRAFFIC COUNT

137TH AVENUE
28,014 VEHICLES PER DAY

PROXIMITY TO AMENITIES & ENTERTAINMENT

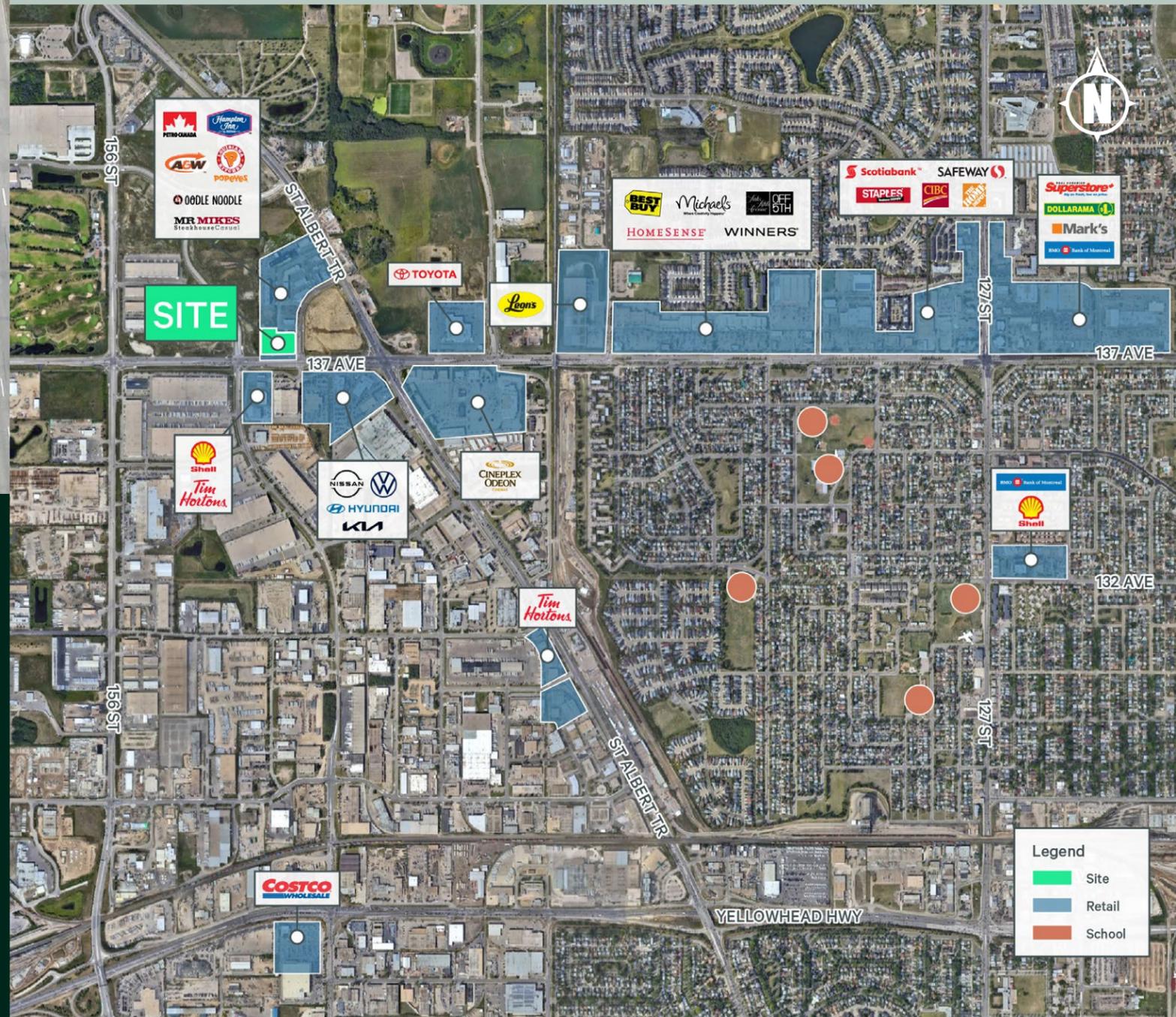
MARK MESSIER TRAIL
550M
2 MIN. DRIVE

ANTHONY HENDAY DRIVE
2.3KM
4 MIN. DRIVE

YELLOWHEAD TRAIL
2.8KM
5 MIN. DRIVE

CENTRAL ST. ALBERT
4.9KM
8 MIN. DRIVE

DOWNTOWN EDMONTON
10.0KM
19 MIN. DRIVE



RETAIL NODES

MISTATIM LANDS

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