

**EXCITING OWNER/
USER/INVESTOR
OPPORTUNITY**

**SIGNIFICANT PRICE
REDUCTION \$5,300,000
TO \$4,999,900.00**

FOR SALE/LEASE

FREE STANDING BUILDING RETAIL/OFFICE

470 Mistatim Way NW,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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Doug Rae
Partner
780 429 9397
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Ruhee Merali
Senior Associate
780 668 2971
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OWNER/USER OPPORTUNITY

Excellent visibility from two major arterial roads:
Mark Messier Trail and 137 Ave, collectively
70,000 V.P.D

Intersection between two Cities

Easy access to both the Anthony Henday
and Yellowhead Trail

Located 18 minutes from downtown

Three minute drive from the approved
Campbell metro line extension plan of
the City of Edmonton, which will
connect Campbell to NAIT, Blatchford,
and Castle Downs



PROPERTY DETAILS

MUNICIPAL ADDRESS
470 Mistatim Way, Edmonton, AB

LEGAL DESCRIPTION
Lot 18, Block 8, Plan 2562MC

ZONING
CB2

NEIGHBOURHOOD
Mistatim


BUILDING SIZE
13,414 SF


BUILT
2022

LOT AREA
22,650 SF


SALE PRICE
\$4,999,900.00

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	29,613	30,402	111,799

	HOUSEHOLDS	
	3km	5km
	10,210	41,375

	AVERAGE INCOME		
	1km	3km	5km
	\$126,905	\$105,934	\$103,516

	VEHICLES PER DAY
	33,600 on St Albert Trail & 26,200 on 137 Avenue

AERIAL VIEW



ANTHONY HENDAY DRIVE

137 AVENUE

ST ALBERT TRAIL

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Edmonton

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