

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

Doug Rae Partner 780 429 9397 doug.rae@cwedm.com

GNAG

Ruhee Merali Senior Associate 780 668 2971 ruhee.merali@cwedm.com

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

SI

NAGEGN

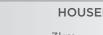
DEMOGRAPHICS



 POPULATION

 3km
 5km

 30,402
 111,799



5km

41,375



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HOUSEHOLDS

3km

AVERAGE INCOME

10,210

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

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





Doug Rae

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