

FOR SALE/LEASE

SHOPPES AT NW CROSSING

212 Mistatim Way,
Edmonton, AB

**+/- 1,560 SF
AVAILABLE**

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THE OPPORTUNITY

- Join Edward Jones, Khazana, Fundamentals, Oh My Dog, Siam Thai Kitchen, Medical Clinic Pharmacy and others!
- Other nearby retailers include: Alta Montessori Academy Daycare, Mr Mikes, Popeye's Louisiana, A&W, Oodle Noodle and many more!
- Strategically located on the Corner of Mistatim Way & Mistatim Link.
- Easy and Convenient access to Mark Messier Trail which sees over 30,000 vehicles per day!
- High exposure signage opportunities available.
- CB2 General Business Zoning allows for a large variety of uses.
- Immediate Possession Available

PROPERTY DETAILS

Municipal Address:	212 Mistatim Way, Edmonton, AB
Legal Description:	Plan 2021053, Block 24, Lot
Zoning:	CB2 General Business Zone
Neighbourhood:	Mistatim Industrial
Built:	2019
Lease Rate:	Market
Sale Price:	Market
Additional Rent:	\$17.57/SF
Condo Fees:	\$955.97/Month

UNIT 212: +/- 1,560 SF



DEMOGRAPHICS



POPULATION

3km	5km
30,337	108,675



HOUSEHOLDS

3km	5km
10,643	41,024



AVERAGE INCOME

1km	3km	5km
\$130,210	\$109,530	\$106,168



VEHICLES PER DAY

26,200 on 137 Avenue NW &
30,500 on Mark Messier Trail



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