

SHOPPES AT NW CROSSING

180 MISTATIM ROAD NW, EDMONTON

FOR SALE (FROM \$395 PSF)

MORE THAN 60% SOLD



PROPERTY HIGHLIGHTS

LEASING OPPORTUNITIES AVAILABLE

- Units available for sale are from 1234 SF +/- and can be combined into 6,500 SF +/-
- High exposure on and great access from St. Albert Trail/Mark /Messier Trail (approximately 70,000 VPD)
- A Variety of businesses are suitable for this location including: retail, restaurant, childcare services, medical & medical related uses, veterinarian, accounting, law firms, etc.
- Over 90 parking stalls and street parking in front, side and back in development
- Pylon and multiple signage opportunities
- Surrounding businesses are Petro Canada, A&W, Car Wash, Popeyes and a branded Hotel
- Current businesses in the plaza include: pharmacy, general dentist, massage, chiropractor, nail salon, and a Thai restaurant.



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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PROPERTY DETAILS

Address:	180 Mistatim to 244 Mistatim Road NW, Edmonton, AB
Legal Description:	Plan 1721164, Block 3, Lot 1
Units Sizes Available:	958 to 8,600 SF +/-
Zoning:	CB2 - General Business Zone
Possession:	Immediately
Op Costs:	\$6.50/sq.ft./annum (2021 estimate plus GST) includes common area maintenance, and building insurance
Price:	From \$395.00 PSF
Base Rent:	Market



THE AREA

MAP



DEMOGRAPHICS | 2016 - 2 KM RADIUS



Population:

Residents: 106,662

Daytime population: 101,849

Pop. Growth 2018 - 2023: 14.02%



Vehicles Per Day:

St. Albert Trail: 42,600 VPD

137 Avenue: 37,700 VPD

Mark Messier Trail: 35,300 VPD

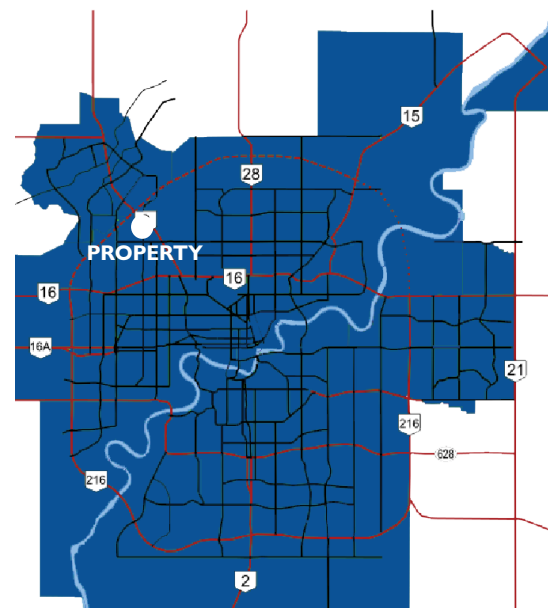


Household Income:

AHI: \$112,259

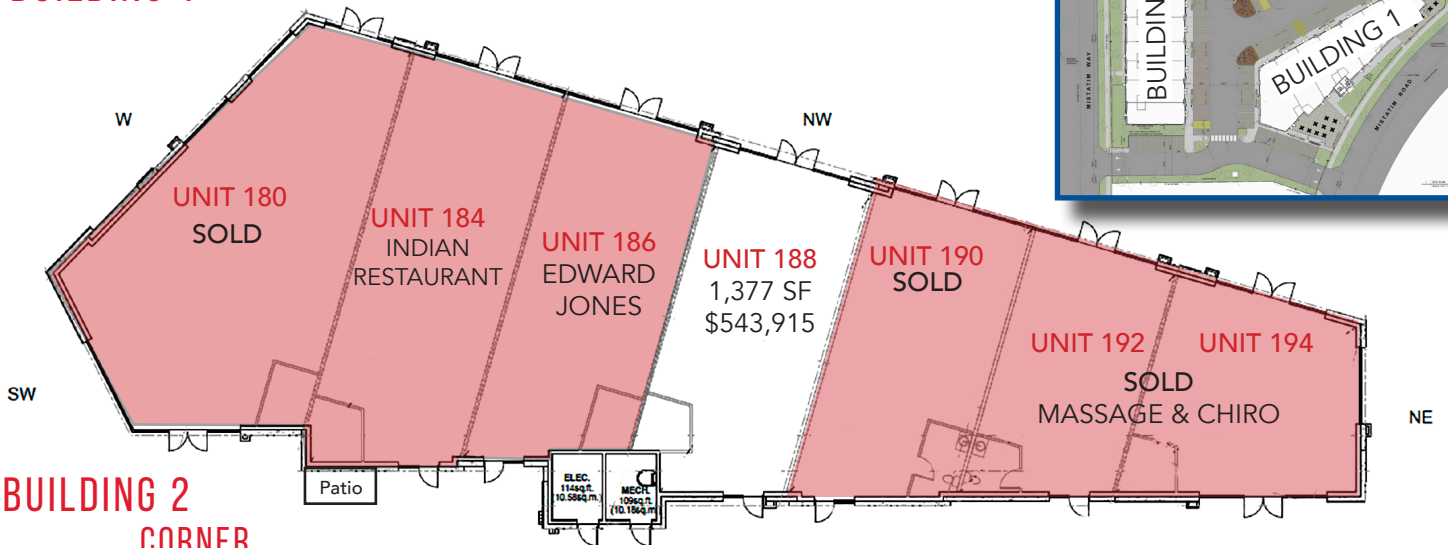
45.4% of households earn over \$100,000

25.7% of households earn \$60,000 to

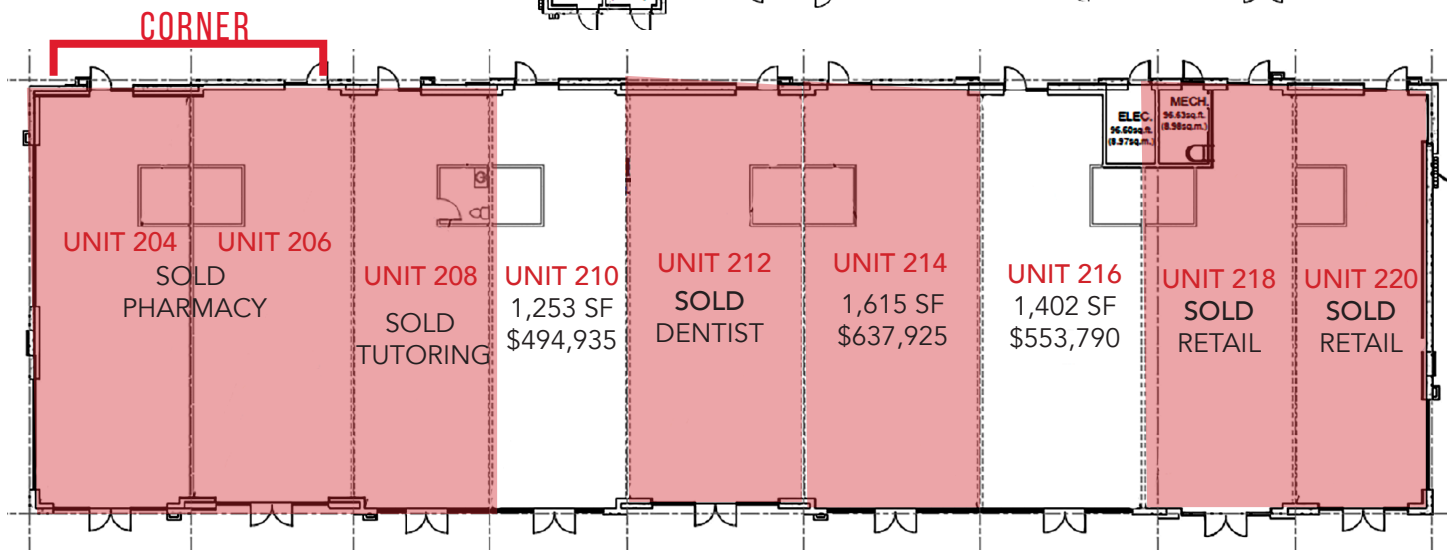


FLOOR PLAN - 180 MISTATIM ROAD NW

BUILDING 1



BUILDING 2



BUILDING 3

