

FOR LEASE

OFFICE/RETAIL

ELK PLAZA

470 Mistatim Way NW, Edmonton, Alberta

Property Description

- Main floor and second floor spaces available from 851 - 5,568 SF
- Highly visible from 2 arterial roads: St Albert/ Mark Messier Trail and 137 Avenue NW.
- High traffic location with over 70,000 vehicles per day.
- Suitable location for a variety of businesses including retail, medial, health & fitness, accounting, law, veterinary, etc.
- Ample scramble parking stalls on-site and street parking all around
- Shadow Anchor businesses in the area are Petro Canada with a convenience store, Hamptons Inn, A&W, & Popeye's

STARTING AT \$22 PSF
LEASE RATE

968 - 11,000 SF
LEASABLE SPACE

Syamal Raha

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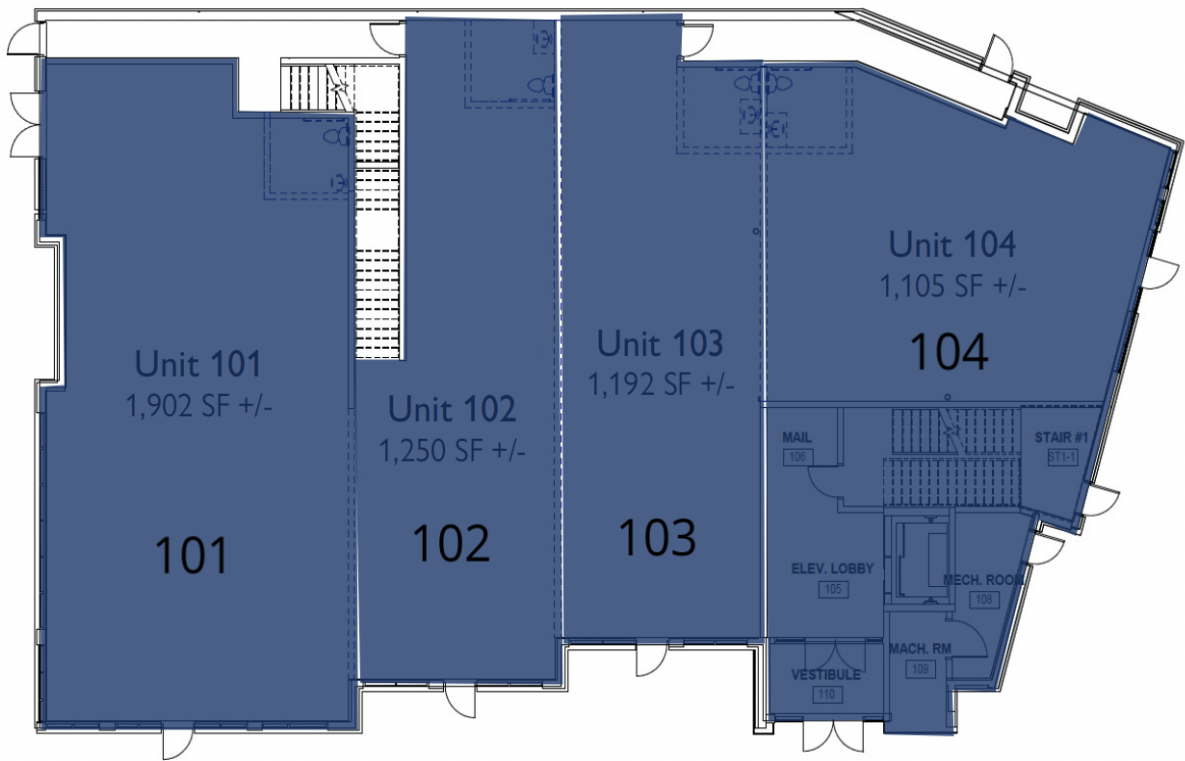
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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*
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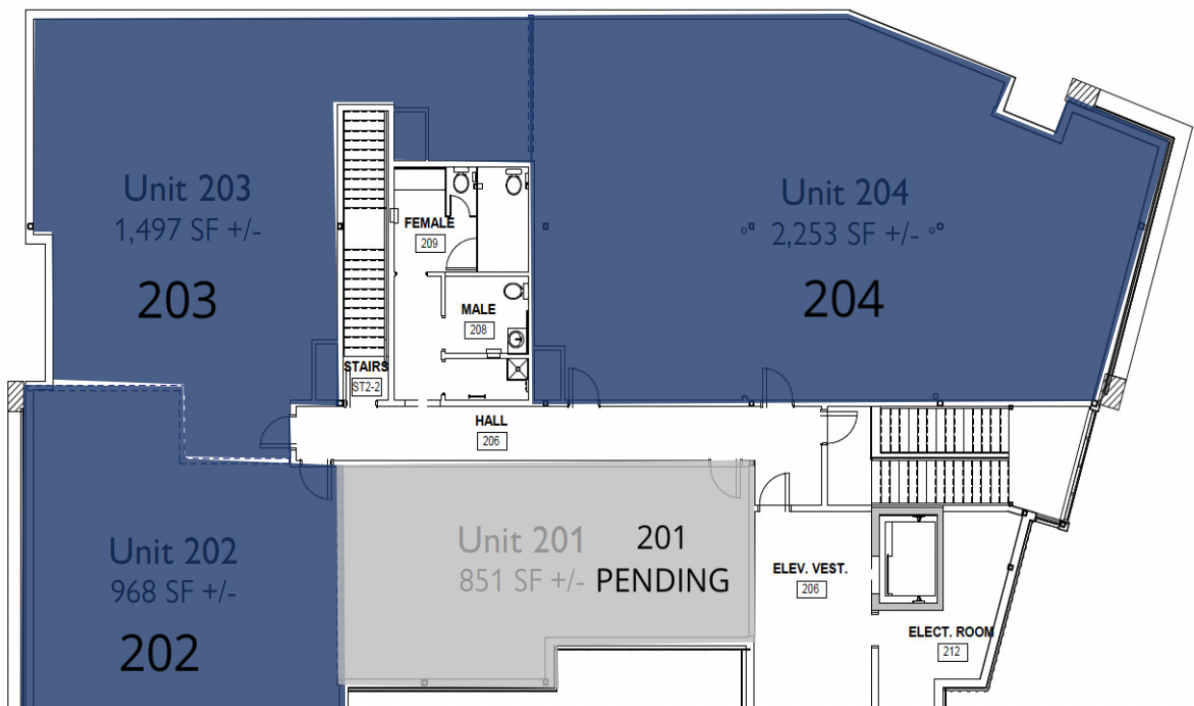
The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021.

SITE PLANS

Main Floor



Second Floor



DETAILS & LOCATION



Property Details

| | |
|-----------------------------|------------------------------------------------------------------------|
| Address: | 470 Mistatim Way NW, Edmonton, AB T6V 0M8 |
| Legal Description: | Plan 1820139, Block 3, Lot 3 |
| Zoning: | CB2 (General Business Zone) |
| Unit Sizes: | Main Floor: 1,105 to 5,449 SF +/- Second Floor: 851 to 5,568 SF +/- |
| Possession for Tenant Work: | February 2023 |
| Op Costs: | \$6.00/SF/Year (estimate, 2023), plus property tax |
| Base Rent: | Main Floor- Starts at \$26/SF Second Floor- Starts at \$22/SF |

