



**FOR SALE**  
From \$395 PSF

# SHOPPES AT NW CROSSING

180 to 244 Mistatim Road NW, Edmonton

**Leasing opportunities available**

### Property Description

- Units available from 1254 SF +/- gross leasable
- High exposure and great access from St. Albert Trail/Mark /Messier Trail (approximately 70,000 VPD)
- 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

### Seeking:

- Restaurant
- Massage
- Speciality medical
- Optometrist
- Physio
- Veterinarian
- Accounting
- Law firms, etc.

### Current Businesses:

- Pharmacy
- Chiropractor
- Indian restaurant
- Pet care
- Tutoring Centre
- Edward Jones (Financial Advisors)
- Thai restaurant

Legal	Plan 1721164, Block 3, Lot 1
Zoning	CB2 - General Business Zone
Unit Size	± 1,251 SF to ± 6,500 SF
OP Costs	\$7.50 PSF/Annum Includes common area maintenance, and building insurance. (not including property taxes)
Price	From \$395.00 PSF
Base Rent	\$30.00 PSF
Possession	Immediately

**RAVI THAKUR, MBA, ACP,**  
Vice President | Retail Sales & Leasing, New Developments

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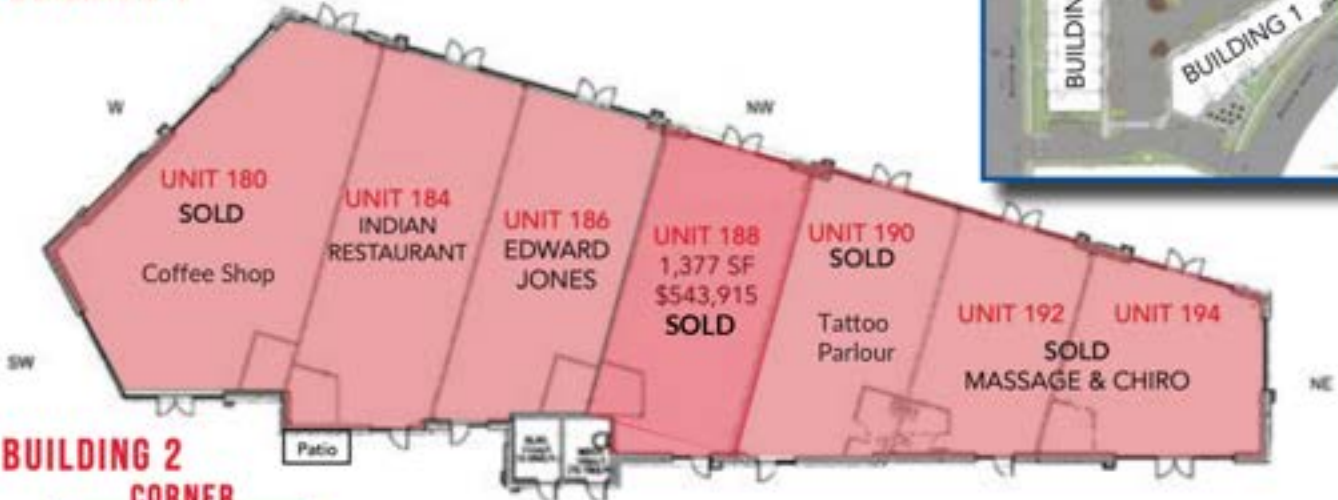


# FLOOR PLAN -180 MISTATIM ROAD NW

\*UNIT SIZE +/- APPROXIMATE



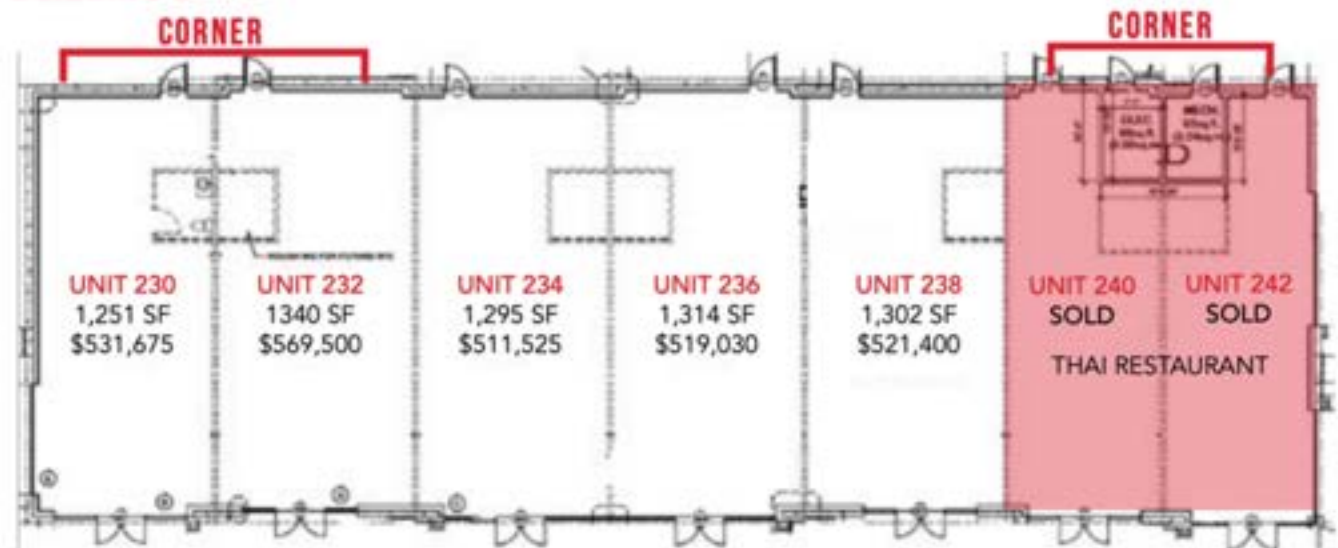
## BUILDING 1



## BUILDING 2 CORNER



## BUILDING 3 CORNER



# DEMOGRAPHICS

Mistatim Road NW, Edmonton



## Mistatim

Located in Edmonton's Northwest Industrial District, the area is well served with rail connections and major regional and provincial roadways. Immediately to the north and northwest of Mistatim lies the City of St. Albert. Nearby are neighbourhoods like Wellington, Pembina, and Hudson.

Mistatim Industrial is predominately zoned for medium industrial uses. The mixture of industrial land uses in Mistatim has progressed from heavy industrial use in the western portion of the area, to medium and light in the eastern sector. The main industries currently in the region include construction, auto detailing, repair, and sale, transportation and warehousing, and wholesale. Retail and professional services are also prominent in the area.

## CONTACT:

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