



438 MISTATIM Way Edmonton AB

\$3,300,000

The subject property is a four-bays retail property located at the corner of Mistatim Way & Mistatim Road in the community of Mistatim Industrial, Edmonton, Alberta. The building was constructed in 2022 & finished in 2023 with a wood frame and comprised the main floor area of about 6,541 ft² & 19 ft high ceiling. 434 Mistatim Way is about 2365 ft² & 516 ft² finished mezzanine. 438 Mistatim Way is about 1439 ft². 442 Mistatim Way is about 1072 ft² & 920 ft² of finished mezzanine. 446 Mistatim Way is about 1556 ft². The subject site is a 0.55 acres irregular shape site, zoned CB2-General Business Zone, which is to provide for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to, major public roadways. This zone also accommodates limited Residential-related uses. The Building can be rented at \$28/ft² & about \$13/ft² operating cost

Listing Presented By:



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