



## Edmonton Alberta

\$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 ft<sup>2</sup> & 19 ft high ceiling. 434 Mistatim Way is about 2365 ft<sup>2</sup> & 516 ft<sup>2</sup> finished mezzanine. 438 Mistatim Way is about 1439 ft<sup>2</sup>. 442 Mistatim Way is about 1072 ft<sup>2</sup> & 920 ft<sup>2</sup> of finished mezzanine. 446 Mistatim Way is about 1556 ft<sup>2</sup>. 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/ft<sup>2</sup> & about \$13/ft<sup>2</sup> operating cost (id:6769)

Listing Presented By:



Originally Listed by:  
Initia Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca