

## 15454 131 Ave NW, Edmonton, AB

2nd Floor (mes Area 1) Exterior Area 854.90 sq ft  
Interior Area 801.32 sq ft



PREPARED: 2025/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Edmonton Alberta

\$1,550,000

Prime opportunity to own a versatile commercial space in the well-established Mistatim Industrial Area. This offering includes two combined units, totaling: 7,557 sq ft on the main floor 855 sq ft on the first mezzanine level 2,812 sq ft on the second mezzanine level Total developed space: 11,224 sq ft Zoned IM (Medium Industrial District), this property allows for a variety of industrial and commercial uses, including warehouse, light manufacturing, retail showroom, service-based businesses, and more. Property Highlights: Built in 2007 - modern construction and functionality Lot size: 832 square meters Excellent access to major transportation routes including Yellowhead Trail, Anthony Henday, and St. Albert Trail Ideal for owner-users, investors, or expanding businesses Well-maintained and move-in ready This is a rare opportunity to secure a large, adaptable commercial space in a sought-after industrial node of northwest Edmonton. Other Property Types: Industrial, Office, Retail Subject Space Width: 170 Ownership Interest: Private Site Services: Cable, Electricity, Fully Serviced, Garbage Collection, Natural Gas, Telephone, Street Lighting, City Water Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Sergio Maione Appointment Phone: 780-231-7863 Paragon Listing ID: E4441574 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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Royal

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