

NORTHWEST LANDING

1,278 SF RETAIL BAY FOR LEASE

741 MISTATIM WAY | EDMONTON, ALBERTA

AVAILABLE
IMMEDIATELY



1,278 SF Inline Bay - Move-in ready and available immediately.

Customizable Shell Space - Perfectly suited for tenant-specific fixturing and design.

Prime Retail Location - Strategically situated on St. Albert/Mark Messier Trail, just north of 137 Avenue.

High Visibility - Enjoy exposure to over 30,000 vehicles per day.

Thriving Tenant Mix - Join established brands including Popeyes Chicken, Binh's Nails, Oodle Noodle, Value Buds, and Liquor on Trail.

Martin Halabi, Senior Associate
Commercial Sales & Leasing
P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, Licensed Assistant
Commercial Sales & Leasing
P: 780 655 7233 E: peter@hcrgroup.ca

HCR HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR LEASE | NORTHWEST LANDING



MUNICIPAL ADDRESS

741 Mistatim Way Edmonton, Alberta

LEGAL DESCRIPTION

Plan 1721164, Block 2, Lot 1

BAY SIZE

± 1,278 SF

ZONING

CB - Business Commercial Zone ⓘ

CEILING HEIGHT

18.2' under decking | 15.7' under truss

POSSESSION

Immediate/ Negotiable

TERM

5 to 10 years

T.I. ALLOWANCE

Negotiable

PYLON SIGNAGE
SUBJECT TO AVAILABILITY



MARKET BASE LEASE RATE

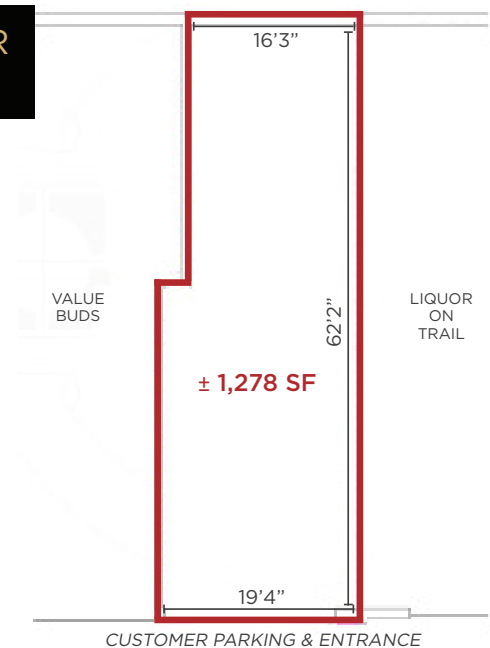
ADDITIONAL RENT

\$17.00 PSF (Est. 2025)

Power, water and gas are separately metered and the tenant's responsibility








FLOOR PLAN



FOR LEASE | NORTHWEST LANDING



DEMOGRAPHICS

	NEIGHBOURHOOD POPULATION (5 KM 2023)	113,705
	5-YEAR GROWTH FORECAST (5 KM 2023 - 2028)	2.7%
	AVERAGE HOUSEHOLD INCOME (5 KM 2023)	\$109,402
	TRAFFIC COUNTS MARK MESSIER TRAIL NW & 137 AVENUE (2022)	29,900
	TRAFFIC COUNTS 137 AVENUE NW & 149 STREET W (2022)	22,700





DRIVE TIMES

Anthony Henday Drive	10 Minutes
Yellowhead Highway	10 Minutes
Downtown Edmonton	20 Minutes
Edmonton Int'l Airport	40 Minutes

Martin Halabi, Senior Associate
 Commercial Sales & Leasing
 P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, Licensed Assistant
 Commercial Sales & Leasing
 P: 780 655 7233 E: peter@hcrgroup.ca



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 need to be independently verified by the Tenant.