

FOR LEASE

NORTHWEST POINTE

939 Mistatim Link NW,
Edmonton, AB

**Flexible Bay Sizes Available:
943 SF - 8,928 SF**

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage

Associate
780 702 9479
devan.ramage@cwedm.com

Jordan Murray

Senior Associate
780 429 9399

jordan.murray@cwedm.com

PROPERTY OVERVIEW

- Join other retailers in the area including, Alta Montessori Academy Daycare, Mr Mikes, Popeye's Louisiana, A&W, Oodle Noodle and many more!
- Strategically located on the Corner of Mistatim Way & Mistatim Link.
- Easy and Convenient access to Mark Messier Trail which sees over 30,000 vehicles per day!
- High exposure signage opportunities available.
- CB2 General Business Zoning allows for a large variety of uses.
- Immediate Possession Available

Lease Rate: Market

Additional Rent: TBD

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 1820754, Block 3, Lot 4

ZONING

CB2 - General Business Zone

NEIGHBOURHOOD

Mistatim Industrial

BUILT

2018

PROPERTY PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



POPULATION & HOUSEHOLD SUMMARY (3KM)

2016 Population (Census) **28,568**
2021 Population Estimate **30,902**
2024 Population Projection **33,364**



AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of **\$107,238**



VEHICLES PER DAY

30,500 VPD on Mark Messier Trail
26,200 VPD on 137 Avenue

2,063 SF END CAP OPPORTUNITY



