

Judicial Land Listing

MARK MESSIER TRAIL LANDS



THE OFFERING

This 3.02 acre parcel is positioned on the western flank of Mark Messier Trail, which serves as the primary route linking St. Albert with Edmonton, and also acts as a frequently trafficked connector between Anthony Henday Drive and the Yellowhead Trail. The Site benefits from its location at the confluence of areas featuring a significant population base, as well as multiple employment nodes, providing a diverse clientele for future users of the Property.

All inquiries regarding the Property or any information contained in this document is to be directed to CBRE, at the attention of the National Investment Team (Edmonton), on behalf of the Court of King's Bench. All offers are subject to approval and acceptance by the Court. Offers are subject to the terms and conditions contained in Schedule "A" which can be accessed via the dataroom. Schedule "A" must be attached and form part of any offer submitted.

ABOUT THE AREA

The Site holds a key location within the Mistatim Industrial neighbourhood, positioned along Mark Messier Trail. This principal route facilitates north-south movement from St. Albert, passing through northwest Edmonton to reach the amenities and employment centers of downtown Edmonton, and continuing into south central Edmonton. The Site also benefits from proximity to 137th Avenue, the primary east-west arterial roadway through north Edmonton, providing remarkable connectivity.

The Mistatim Industrial area acts as the gateway from St. Albert into Edmonton, providing retailers and businesses with a substantial customer base of daily commuters, which complements the nearly 575,000 residents living within a 15 minute drive of the Site. Current industrial and retail developments in the vicinity are expected to draw additional commuters, further increasing the area's traffic volume.



PROPERTY DETAILS

MUNICIPAL ADDRESS	14620 Mark Messier Trail, Edmonton, Alberta
LEGAL ADDRESS	Plan 3054HW; Block B; Lot B
NEIGHBOURHOOD	Mistatim Industrial
SITE SIZE	3.02 Acres
ZONING	BE (Business Employment)
MAX HEIGHT	16m
MAX DENSITY	85,169GFA (1.6X FAR)
LIST PRICE	PRICE REDUCED \$1,500,000.00 (\$496,689 / Acre) \$1,872,000.00 (\$619,868.00 / Acre)
ESTIMATED OFFSITE LEVIES	\$254,000.00 (to be confirmed by purchaser)
SITE SERVICING	Necessary services are located at or near the property line (to be confirmed by purchaser).

PROPERTY OVERVIEW

Zoned BE – Business Employment, the site accommodates a wide range of commercial uses, as well as some industrial, community, and service-based uses.

The Site's frontage on Mark Messier Trail provides exposure to 33,000 vehicles per day and proximity to both Anthony Henday Drive and Yellowhead Trail offer convenient access to the greater Edmonton region.

PERMITTED USES

Industrial Uses

- Crematorium
- Indoor Self Storage
- Minor Industrial

Community Uses

- Child Care Service
- Community Service
- Special Event

Commercial Uses

- Bar
- Body Rub Centre
- Cannabis Retail Store
- Custom Manufacturing
- Food & Drink Service
- Health Service
- Indoor Sales & Service
- Liquor Store

Major Indoor Entertainment

- Minor Indoor Entertainment
- Office
- Outdoor Entertainment
- Outdoor Sales & Service
- Vehicle Support Service

Basic Service Uses

- Emergency Service
- Minor Utility
- Recycling Drop-Off Centre
- Transit Facility

Agricultural Uses

- Urban Agriculture

AREA STATISTICS

5KM RADIUS

AVG. HOUSEHOLD INCOME - 2025

\$123,674

RETAIL SPEND PER CAPITA - 2025

\$20,171

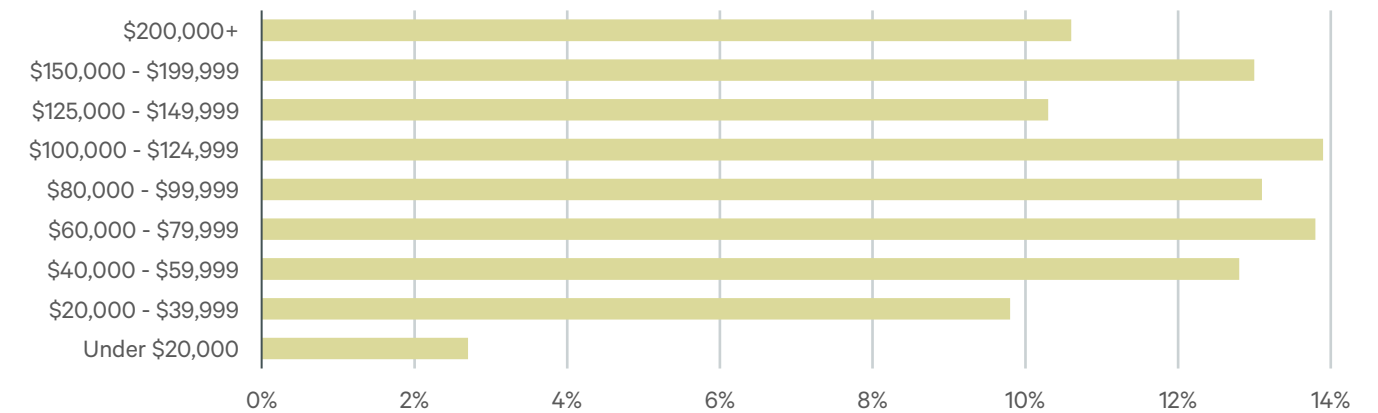
DAYTIME POPULATION - 2025

133,242

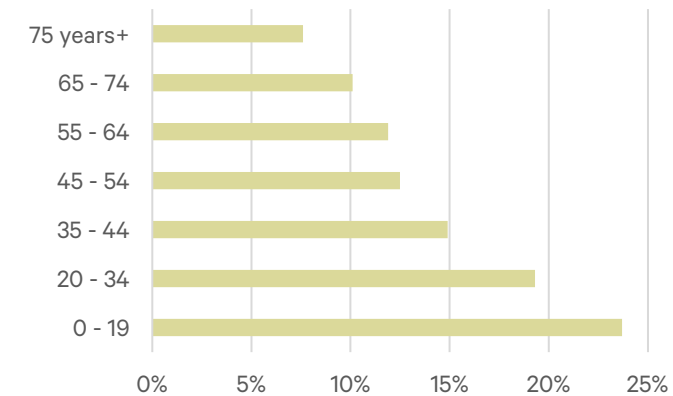
MEDIAN AGE - 2025

39.7

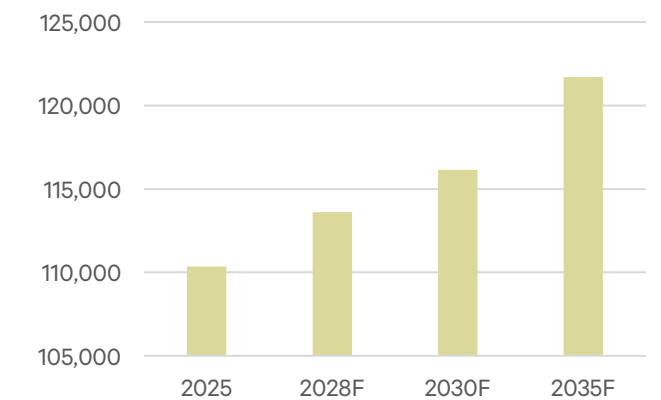
HOUSEHOLD INCOME - 2025



POPULATION BY AGE - 2025



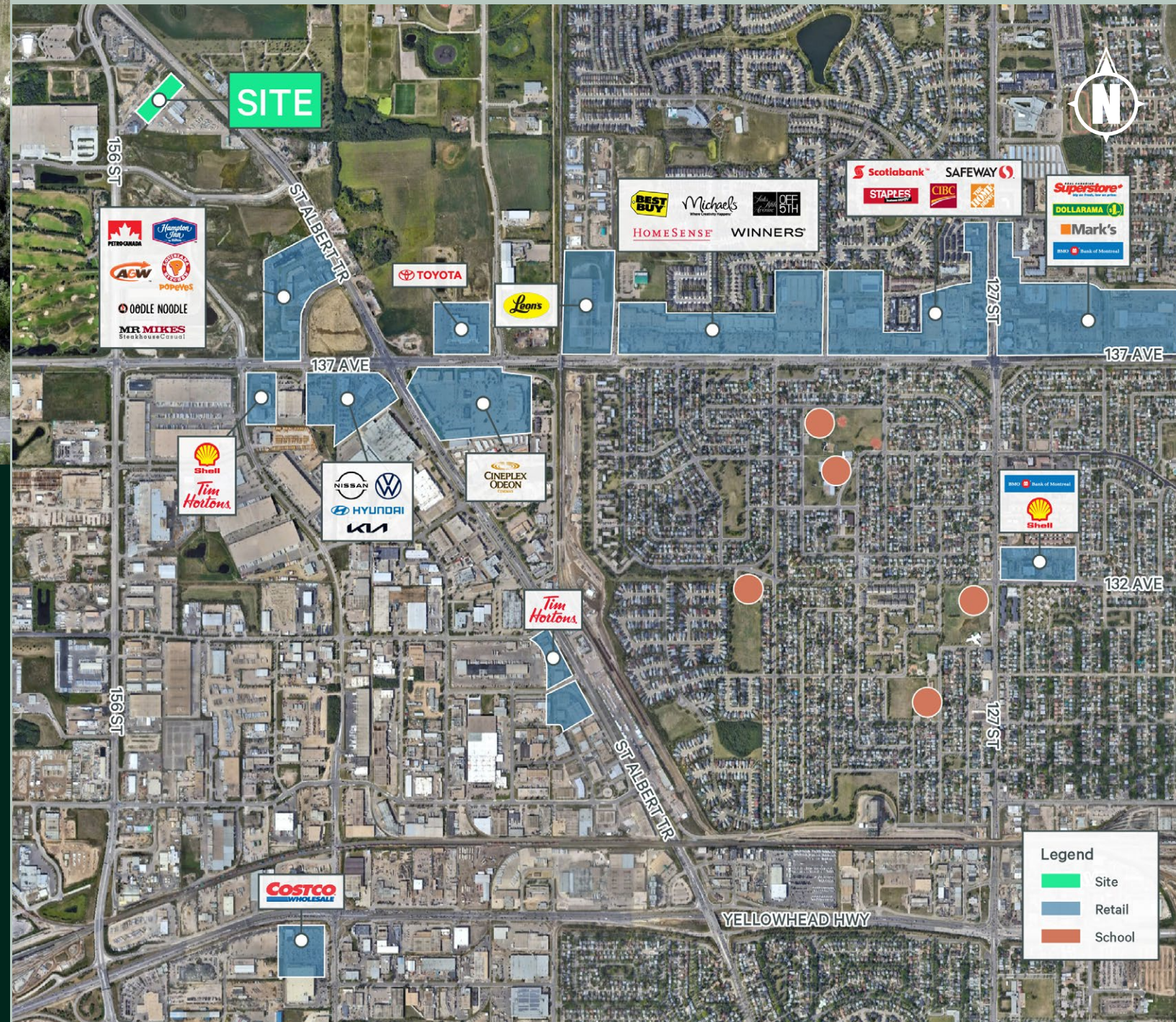
PROJECTED POPULATION GROWTH





TRAFFIC COUNT

MARK MESSIER TRAIL
32,912 VEHICLES PER DAY



PROXIMITY TO AMENITIES & ENTERTAINMENT

ANTHONY HENDAY DRIVE
2.0KM
3 MIN. DRIVE

137TH AVENUE
1.4KM
3 MIN. DRIVE

YELLOWHEAD TRAIL
3.7KM
6 MIN. DRIVE

CENTRAL ST. ALBERT
4.3KM
7 MIN. DRIVE

DOWNTOWN EDMONTON
10.6KM
20 MIN. DRIVE

RETAIL NODES

MARK MESSIER

TRAIL LANDS

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