

FOR LEASE

RETAIL BAYS IN A NEWLY-BUILT CENTRE



STARTING LEASE RATE
\$22 PSF NNN

945 MISTATIM LINK NW | EDMONTON, ALBERTA

- Units from 943 square feet up to 4,544 square feet for many different uses.
- Large, bright windows and 16' ceilings for an airy and comfortable feel.
- Growing retail community includes a daycare, pet spa, various restaurants, a comic book shop, and more.
- Landlord is not interested in a Tenant that offers cannabis sales, a liquor store or adult entertainment.
- Situated on one of the most-active intersections in the North-West, St Albert Trail and 137 Avenue see over 25,000 vehicles per day.
- Priced below market rates.

Property also for sale; please enquire for specifics

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#302, 10171 Saskatchewan Drive Edmonton, Alberta T6E 4R5



HUGHES
COMMERCIAL
REALTY GROUP

FOR LEASE | RETAIL BAYS IN A NEWLY-BUILT CENTRE



MUNICIPAL ADDRESS

745 Mistatim Link NW | Edmonton, Alberta

LEGAL ADDRESS

Lot 4, Block 3, Plan 1820754

ZONING

CB - Business Commercial

CLICK FOR CURRENT BUSINESS COMMERCIAL USES

AVAILABLE SPACE

± 943 SF to 4,544 SF units

PARKING

Large lot of 46 stalls, currently undesignated

TENANT IMPROVEMENT ALLOWANCE

Landlord willing to provide generous incentives

LEASE FINANCIALS

BASE RENT
STARTING AT \$22 PSF NNN

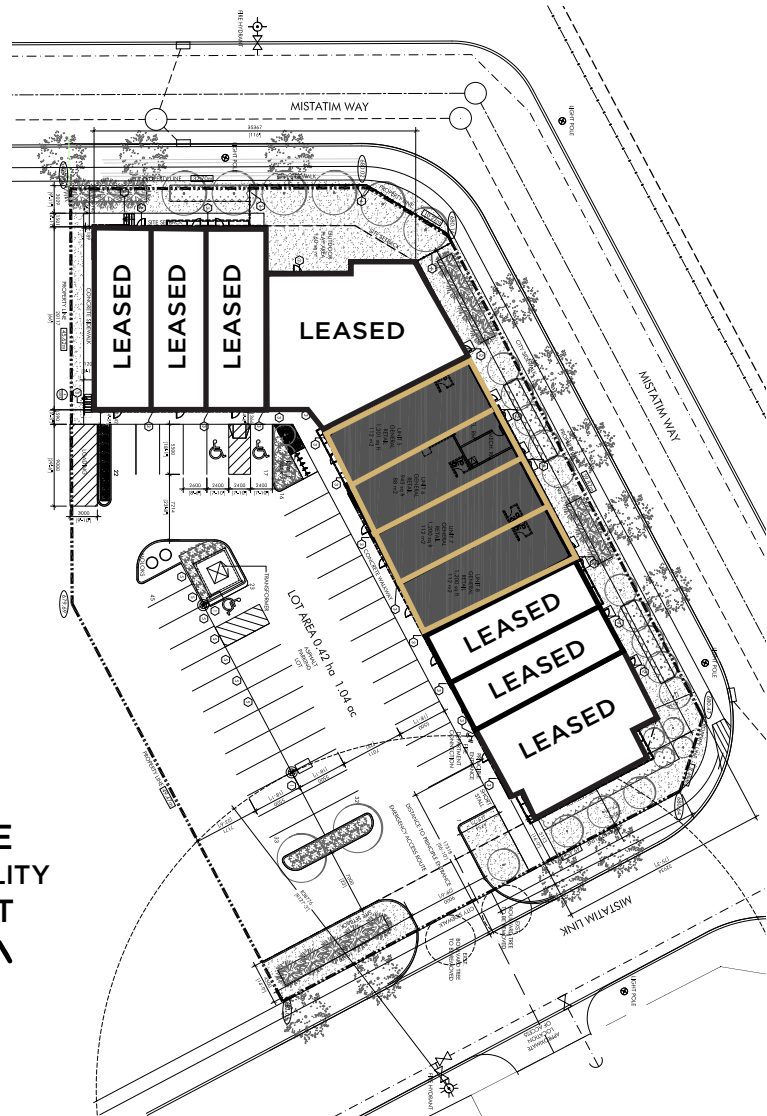
OPERATING COSTS
\$9.75 PSF

Additional rent includes the 2024 estimate of the proportionate share of operating costs, property taxes, building insurance, and management fees.

POSSESSION
Immediate/Negotiable



**PYLON SIGNAGE
BASED ON AVAILABILITY
AT MARKET RENT**



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112,920
Neighbourhood Population
2023 | 5km



\$108,620
Average Household Income
2023 | 5km

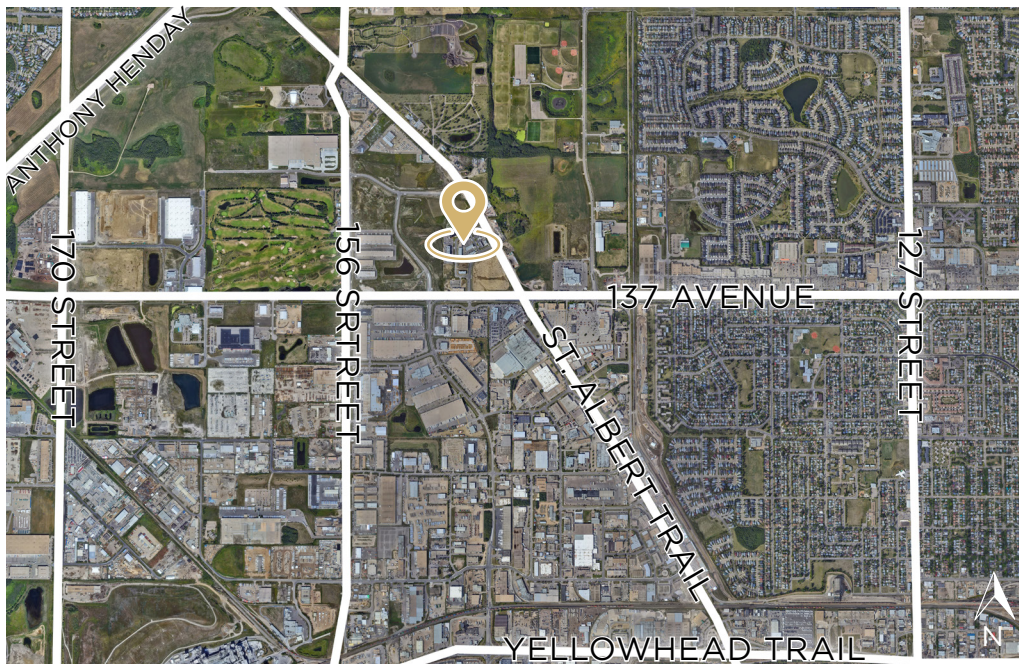


34,911
Vehicles Per Day on
Mark Messier & 137 Ave SE



DRIVE TIMES

Mark Messier/St. Albert Tr.	Immediate
137 Avenue	Immediate
Downtown Edmonton	20 Minutes
Edmonton Int'l Airport	35 Minutes



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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.

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