

# COURT ORDERED SALE

COMMERCIAL CONDOMINIUM - 1,582 SF

**NAI**Commercial



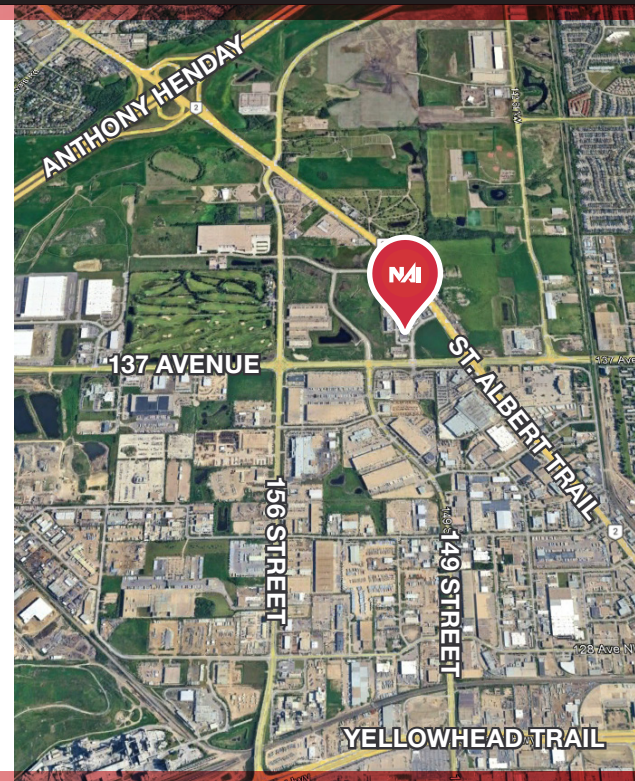
184 MISTATIM ROAD | EDMONTON, AB | COMMERCIAL CONDO

## PROPERTY HIGHLIGHTS

-  Prime Northwest Edmonton Commercial Opportunity
-  ±1,582 SF Main Floor Commercial Condominium
-  Existing Restaurant Improvements
-  Flexible CB Zoning
-  Excellent Visibility & Exposure
-  Quick Access to Yellowhead Trail & Anthony Henday

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NAI COMMERCIAL REAL ESTATE INC.  
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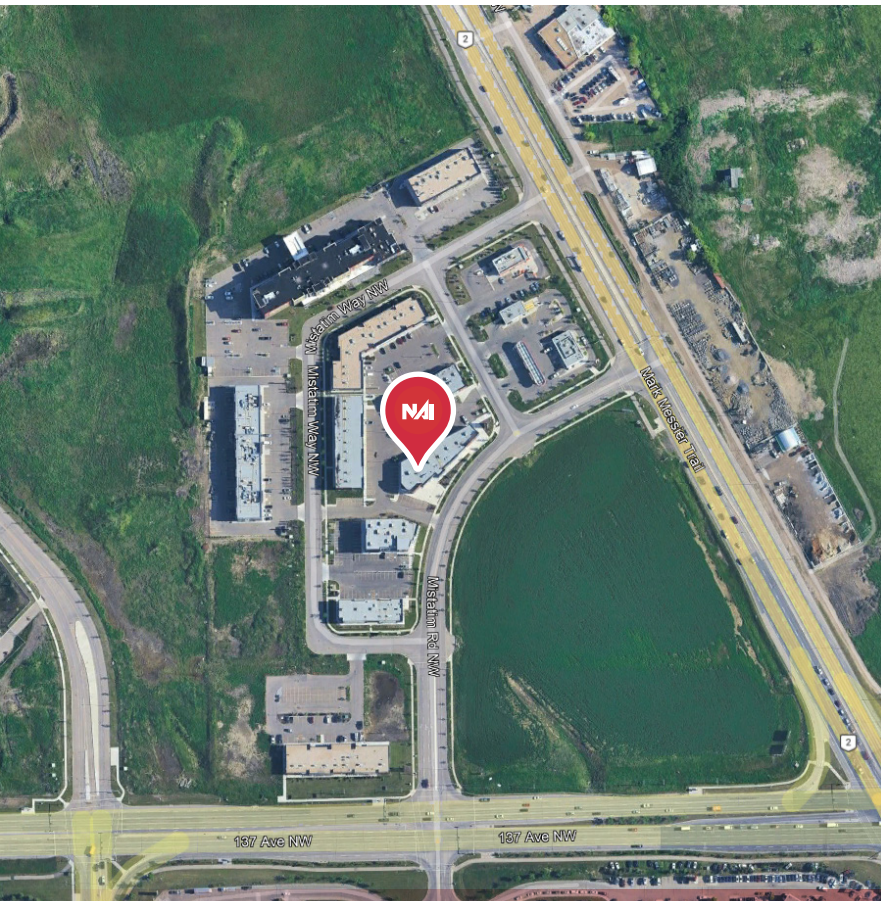
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## ADDITIONAL INFORMATION

|                          |                          |
|--------------------------|--------------------------|
| SIZE                     | 1,582 sq.ft.±            |
| ZONING                   | CB – Business Commercial |
| LEGAL DESCRIPTION        | Plan 2021053, Unit 6     |
| PROPERTY TAXES<br>(2026) | \$19,798.64              |
| YEAR BUILT               | 2019                     |
| AVAILABILITY             | Immediate                |
| CONDO FEES               | TBD                      |
| SALE PRICE               | \$670,000                |



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